



## Pudding Fold, Hyde

### Freehold

Three Bedroom Town House • Recently Renovated Bathroom • Down Stairs WC • Lots Of Storage • Low Maintenance  
Private Garden • Convenient Location Close To transport Connections • Walking Distance To Train Station





Welcome to Pudding Fold, a well-presented terraced townhouse nestled in a sought-after neighbourhood. This beautiful property is a true gem, offering modern comforts and sophisticated design over three floors.

On entrance, you are greeted by a welcoming hallway that leads you into the heart of the home. The kitchen and dining area have been impeccably designed, providing a stylish backdrop for cooking meals and hosting gatherings with friends and family. The seamless flow from the kitchen to the rear garden creates an indoor-outdoor connection that enhances the living experience. A convenient WC on this level adds a practical touch to the layout along with two full size cupboards for that all important storage.

Head to the first floor, where you will find a bright and spacious lounge that invites relaxation and serves as a gathering space for loved ones. Open up the French doors and allow the outdoors in whilst enjoy the view of the garden over the Juliet balcony. A well-proportioned bedroom on this level offers versatility as shown by the current owners using it as a home office, but could easily be used as a guest bedroom so adapting to your lifestyle needs with ease.

Continuing to the top floor, the Principal bedroom exudes a sense of tranquillity with its generous proportions providing a private retreat for rest and rejuvenation. Another sizeable bedroom/office on this floor, along with a recently renovated family bathroom, ensures that all the family are catered for.

Outside, the property continues to impress with a meticulously maintained outdoor space. Enjoy the ease of a low-maintenance artificial lawn, complete with a raised decking seating area - an ideal spot for soaking up the sun or hosting al fresco gatherings. Parking is a breeze with the added convenience of a driveway, ensuring there's always a spot waiting for you at the end of a long day. Embrace the charm and practicality of this property, where every corner is thoughtfully designed to enhance your lifestyle.

Pudding Fold presents a rare opportunity to secure a beautifully appointed townhouse in a prime location. Combining style, space, and practicality, this residence is ideal for families, professionals, and anyone seeking a comfortable lifestyle in a well-connected community. Don't miss the chance to make this impeccable property your own and experience the harmonious blend of modern living and timeless elegance that it offers.

Pudding Fold is just off Mottram Road and Pudding Lane, the perfect place for a family to enjoy but within easy reach of fantastic facilities. A short walk away is Godley Train station where you can easily get into Manchester City Centre for work or pleasure. Lovely countryside walks are on the doorstep, with a large Tesco a few minutes' drive away and all the amenities you could need close by. The motorway network is on hand for travel to work via the M60/M67 or into the Peak District for walks/cycling.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

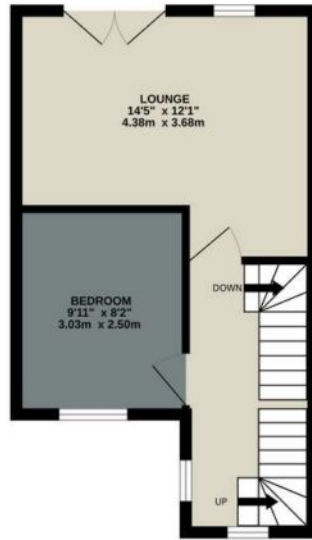
EPC Environmental Impact Rating:



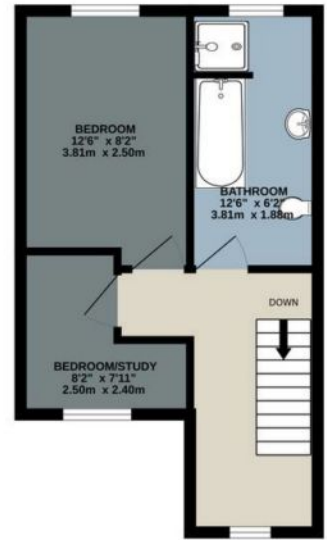
GROUND FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



2ND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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