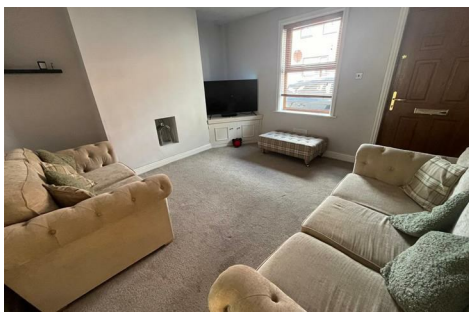


W.C. DAWSON & SON LIMITED

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Fountain Street, Godley, Hyde, SK14 2PS

This extended two double-bedroomed middle-terraced property offers larger than average accommodation which comes to the market in good order throughout and is situated in a popular and convenient residential location. Only an internal inspection will fully reveal the size and quality of accommodation on offer. It is recommended that interested parties view at their earliest convenience.

Price £192,500



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Fountain Street, Godley, Hyde, SK14 2PS

- Stylishly Presented Two Double-Bedroomed Mid-Terrace
- Internal Inspection Essential
- Good Commuter Links
- Double Height Extension To The Rear
- Popular Residential Location
- uPVC Double-Glazing and Gas-Fired Central Heating
- Modern Fully Fitted Kitchen and Bathroom with Stylish White Suite
- Good Size Dining Area Open To The Kitchen
- Well Presented Accommodation Throughout

The Accommodation Briefly

Comprises:

Good size lounge, dining area open to the kitchen extension with a range of modern units and integrated appliances. To the first floor a spacious landing leads to the front main bedroom with an extended second bedroom to the rear of the property, the bathroom has a modern white suite.

Externally, there is a private enclosed rear yard. Beyond a shared access road there is a further good size fully enclosed flagged and lawned garden area with storage garden (we understand this garden area has not been formally incorporated into the title of the subject property).

Situated in the popular Godley area of Hyde, the property has good access into Hyde town centre which provides a range of shopping and recreational amenities. The property enjoys excellent commuter links to Manchester City Centre and neighbouring towns with local junior and high schools also within easy reach.

The Accommodation In Detail

Comprises:

GROUND FLOOR

Lounge

14'5 x 12'6 (4.39m x 3.81m)

uPVC double-glazed window, central heating radiator.

Dining Room

12'7 x 11'10 (3.84m x 3.61m)

Understairs storage cupboard, central heating radiator, archway to the kitchen.

Kitchen

12'11 x 8'8 (3.94m x 2.64m)

Belfast style sink with a range of modern wall and floor mounted units, stainless steel oven, four-ring gas hob with extractor unit over, part tiled, plumbing for automatic washing machine, recess spotlights, uPVC double-glazed rear door and window, central heating radiator.

FIRST FLOOR

Landing

Recess spotlights, loft access, central heating radiator.

Bedroom 1

14'5 x 12'5 (4.39m x 3.78m)

uPVC double-glazed window, central heating radiator.

Bedroom 2

13'0 reducing to 8's x 12'6 reducing to 6'11 (3.96m reducing to 2.44ms x 3.81m reducing to 2.11m)

uPVC double-glazed window, central heating radiator, loft access, polished floorboards.

Bathroom/WC

8'1 x 7'6 (2.46m x 2.29m)

Modern white suite having wood panel bath with mixer shower tap attachment, pedestal wash hand basin, low-level WC, fully tiled, recess spotlights, heated chrome towel rail/radiator.

EXTERNALLY

There is a Indian stone flagged private enclosed rear yard. Beyond shared access there is a further full enclosed garden area with lawned and flagged patio with a good size storage garage (we understand that this garden area is not formally incorporated within the title of the property).

TENURE

Tenure of the property is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "A".

VIEWINGS

Strictly by appointment with the Agents.

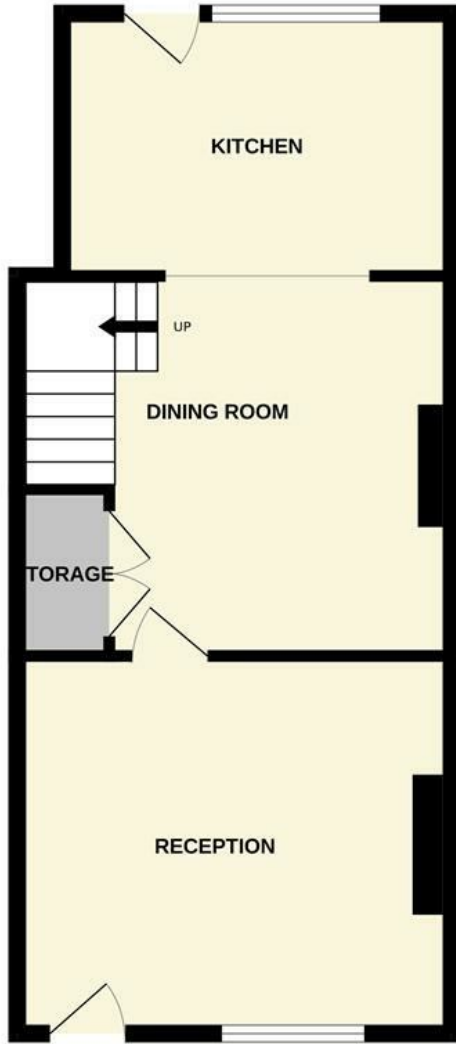


Directions

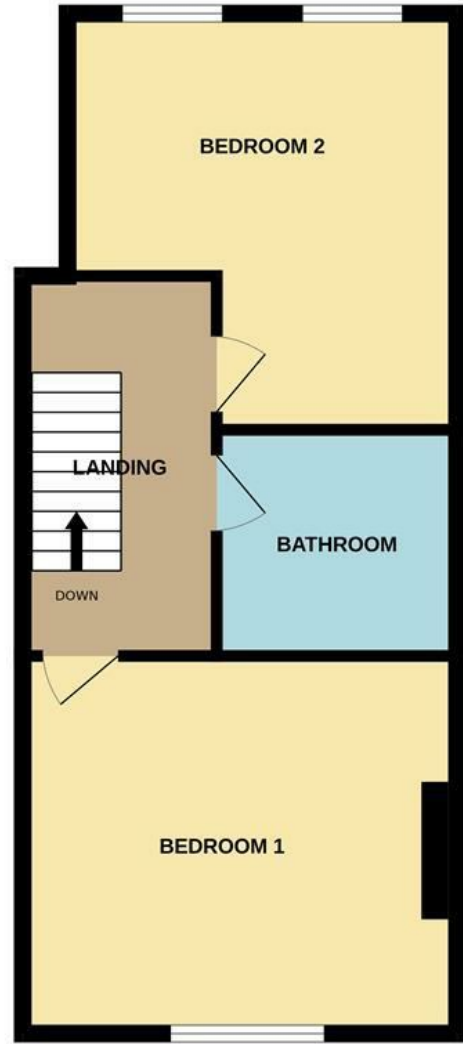


Floor Plan

GROUND FLOOR



1ST FLOOR



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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