



Walnut Close, Godley, Hyde, SK14 3ST

Offers in excess of £185,000

Immaculately presented is this well proportioned, two bedroom, two bathroom ground floor apartment occupying a pleasant position in this popular development in Godley, ideally located on a quiet cul de sac with lovely communal gardens views and allocated parking ensuring that the property will appeal to even the most discerning of purchasers.

The property is ideally suited to a range of buyers and we would highly recommend interested parties view at their earliest convenience in order to fully appreciate the size and quality of accommodation that is on offer.

In further detail the accommodation briefly comprises: Main security intercom entrance hallway with lift and stairs to all floors. Communal hallway to the lower ground floor. The apartment comprises of an entrance hallway with storage cupboard, superb open plan lounge and kitchen with patio doors opening to a patio area and large communal gardens, main bedroom with window overlooking the communal gardens and a lovely en suite shower room, bedroom two again with views over the communal gardens and the main bathroom/WC. To the outside as previously mentioned this fantastic property also lies in superbly sized quiet communal gardens, these gardens although shared, are in practice very quiet as the other residents rarely use them. The property also has the added benefit of an allocated parking space and visitor parking. The property further benefits from: Upvc double glazed windows and doors; central heating; is within easy walking distance to Godley train station and several bus routes; and has some superb local walks virtually upon your doorstep, including on the Transpennine Trail.

Immaculate and with Fantastic Sized Accommodation - View Early to Avoid any Disappointment!



GROUND FLOOR

Communal Entrance Hallway

Security Entrance intercom, lift and stairs to all floors, mailboxes/

Lower Ground Floor

Communal Hallway

Glazed windows and doors to apartments.

Hall

Security Intercom, thermostat, storage cupboard and radiator.

Open Plan Living/Lounge & Kitchen

27'5" longest point x 17'11" widest point (8.38m longest point x 5.47m widest point)

Fantastic open plan room with spacious lounge area with Upvc double glazed double doors and windows to sides opening to the large communal gardens, radiator and TV aerial point. Dining area with radiator. Superb fitted kitchen with a matching range of base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over, integrated fridge and freezer, integrated dishwasher and washing machine, fitted four ring electric hob with extractor hood above and electric oven below.

Bedroom 1

13'11" x 9'7" (4.25m x 2.93m)

Double glazed window with views over the communal gardens TV aerial point and radiator

En-suite Shower Room

Fitted shower cubicle with mixer shower, pedestal wash hand basin, low level WC, heated towel rail.

Bedroom 2

10'11" x 7'5" (3.33m x 2.26m)

Double glazed window with views over the communal gardens, deep fitted wardrobes with sliding doors (can be easily removed, if you wished to do so) and radiator.

Bathroom

In white with a fitted panelled bath, pedestal wash hand basin, low level WC, splash back tiling and a heated towel rail.

OUTSIDE

Communal Gardens & Allocated Parking

Paved patio areas to rear, lying in the superbly sized quiet communal gardens with woodland, large pond and a lovely bluebell area with flower borders, there is also the added benefit of an allocated parking space and visitor parking.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment,

apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/herself of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

