



Westwood Avenue
Godley, Hyde, SK14 3AZ

Offers in the region of £445,000



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Introducing a spacious and impeccably presented four-bedroom detached property situated in a highly sought-after development just off Mottram Road in Godley. This ready-to-move-into home offers excellent accommodation and is ideal for families.

The ground floor features a welcoming entrance hall leading to the main living areas. The living room boasts a charming inglenook fireplace with an inset dual fuel burner, perfect for cozy evenings. The generous kitchen/diner is ideal for family meals and entertaining and comes equipped with matching base and eye-level units, integrated Neff appliances, and a Corian worktop with breakfast bar. Additional features on this floor include a utility room for laundry and storage with integrated washing machine and tumble dryer. An orangery enhanced with a solid roof, providing a bright and airy extension to the living space, and a practical ground floor WC ideal for guests.

The first floor comprises four well-proportioned bedrooms, with the master bedroom benefiting from an en-suite bathroom. A modern family bathroom serves the additional three bedrooms.

The front garden is well-maintained with an artificial lawn area and planted borders enhancing the curb appeal. The spacious, enclosed stunning tiered rear garden, featuring Indian stone paved patio areas, an artificial lawn area, outside lighting, and electric points, perfect outdoor space for entertaining and al-fresco dining. The garden is not overlooked at the rear, offering privacy and tranquility with views of the surrounding woodland.

This property is perfect for those looking for a well-maintained, family-friendly home in a desirable and quiet location. Don't miss out on the opportunity to make this your new home! ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to front, radiator, stairs leading to first floor, doors leading to:

Living Room 12'10" x 14'2" (3.91m x 4.31m)

Double glazed bay window to front, inglenook fireplace with inset duel fuel burner, radiator.

Kitchen/Dining Room 9'5" x 23'4" (2.87m x 7.11m)

Fitted with a matching range of base and eye level units with Corian worktop space over, matching breakfast bar, inset sink and drainer with mixer tap, integrated fridge/freezer, built-in double Neff oven, built-in induction hob with extractor hood over, built-in Neff combined microwave, integrated Neff dishwasher, double glazed window to rear, two radiators, double glazed French doors leading to Orangery, open plan to:

Utility 6'4" x 5'5" (1.92m x 1.64m)

Integrated washing machine, integrated tumble dryer, door leading out to side.

Orangery 13'0" x 12'9" (3.96m x 3.89m)

Double glazed windows to sides, radiator, Double glazed French doors leading out to rear garden.

WC

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to front.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'4" x 14'2" (3.45m x 4.31m)

Double glazed window to front, radiator, fitted wardrobes, door leading to:

En-suite

Three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, tiled walls, double glazed window to side, heated towel rail.

Bedroom 2 9'6" x 9'4" (2.89m x 2.84m)

Double glazed window to rear, radiator.

Bedroom 3 8'11" x 8'10" (2.73m x 2.70m)

Double glazed window to rear, radiator.

Bedroom 4 6'9" x 8'10" (2.06m x 2.70m)

Double glazed window to front, radiator.

Bathroom 6'3" x 6'0" (1.90m x 1.83m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

OUTSIDE

Artificial lawn and with generous driveway providing ample off road parking to the front leading to the garage. Enclosed tiered garden to the rear with Indian stone paved patio and artificial lawn areas. Secluded area with woodland views, perfect outdoor private space that can used all year round.

Garage 18'2" x 9'9" (5.54m x 2.97m)

Up and over door, with rear access.

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/her self 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC