



## Sheffield Road, Godley, Hyde, SK14 2PL

**Offers over £295,000**

Immaculate and located in a popular and sought after position in Godley is this deceptively spacious two bedroom semi detached bungalow offering ready to move into accommodation of which only a full personal inspection will fully reveal.

The well planned accommodation has been extremely well cared and much improved by the present owners and briefly comprises: Entrance hallway, lounge through dining room, immaculate recently fitted contemporary open plan kitchen/dining/breakfast room, inner hallway leading to the two excellent sized bedrooms and a recently refitted fitted shower room. To the outside the property lies on an excellent sized plot with driveway leading to a detached garage providing potential parking for two vehicles, the property further benefits from a lovely sized summer house plus a large separate summer house/entertainment room. The property is also Upvc double glazed and gas central heated and an early viewing is strongly recommended!

Impressive & Immaculate Throughout - Viewing Essential!





## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door and door to lounge.

### Lounge Through Dining Room

17'5" x 14'2" (5.32 x 4.32)

Upvc double glazed bay window to the front, laminate wooden floor, TV aerial point, ceiling cornices, double doors to the open plan kitchen/dining/breakfast room, laminate wooden floor, radiator.

### Open Plan Kitchen/Dining/Breakfast Room

18'7" x 11'4" (5.68 x 3.47)

Recently refitted contemporary kitchen with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with electric oven and integrated multi microwave, plumbed and space for automatic washing machine, integrated dishwasher, Upvc double glazed windows to the side and front, Upvc double glazed stable door to the side elevation, laminate wooden floor, partially tiled walls, inset ceiling spot lights, radiator.

### Inner Hallway

Laminate wooden floor

### Bedroom One

11'5" x 10'5" (3.50 x 3.18)

Upvc double glazed window to rear, matching range of fitted wardrobes and drawer unit, ceiling light fan, laminate wooden floor and radiator.

### Bedroom Two

11'4" x 7'1" (3.47 x 2.16)

Upvc double glazed window to the side elevation, fitted wardrobe, laminate wooden floor and radiator.

### Bathroom/WC

Recently refitted contemporary bathroom suite with fitted shower cubicle with shower, vanity wash hand basin, low level WC, laminate wooden floor, heated towel rail.

### Summer House

11'4" x 7'1" (3.47 x 2.16)

Timber summer house.

### Entertainment/Summer House

16'6" x 10'5" (5.05 x 3.20)

Timber summer/entertainment room with fitted bar.

## OUTSIDE

### Garage

15'5" x 8'5" (4.70m x 2.57m)

Up and over door, power and light.

## Gardens

To the front is a lawned garden with paved walkways, walled and fenced boundaries and gate to the side elevation which is paved leading to the lawned rear garden with gate to the driveway and garage.

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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.

