



Beechfield Mews  
Hyde, SK14 3SJ

Offers over £299,995



This beautifully presented three-bedroom mid-mews property is an ideal choice for families seeking a modern, move-in ready home. Located in the highly sought-after residential area of Godley, this property enjoys the perfect blend of tranquility and convenience. The home is within easy reach of local shops, schools, and public transport with Godley Train station just a 10 minute walk, making daily commutes and errands a breeze. Additionally, the nearby Godley Reservoir offers a scenic spot for leisurely walks and outdoor activities.

As you step inside, the entrance hall welcomes you into a thoughtfully designed living space. The spacious lounge is filled with natural light, creating a warm and inviting atmosphere for relaxing or entertaining. The contemporary kitchen/diner features French doors from the dining area opening into a bright conservatory, offering a seamless transition between indoor and outdoor living.

The first floor offers three comfortable bedrooms, providing plenty of space for a growing family. The master bedroom benefits from its own en-suite, offering privacy and convenience. A family bathroom completes the upstairs layout, designed with both style and functionality in mind.

Externally, a double driveway at the front of the house provides off-road parking for two vehicles. While the enclosed rear garden is a private oasis, with a paved patio area and a well-maintained lawn, perfect for outdoor dining or simply unwinding after a long day.

Don't miss the opportunity to make this house your new home. **\*\*Viewing Highly Recommended\*\***



## GROUND FLOOR

### Entrance Hall

Door to front, radiator, door leading to:

### Lounge 12'9" x 15'10" (3.89m x 4.83m)

Two double glazed windows to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, double doors leading to:

### Kitchen/Diner 9'9" x 15'10" (2.97m x 4.83m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing/dryer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, double glazed French doors leading to:

### Conservatory 9'0" x 11'9" (2.74m x 3.57m)

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

## FIRST FLOOR

### Landing

Doors leading to:

### Bedroom 1 11'5" x 12'0" (3.48m x 3.65m)

Two double glazed windows to front, radiator, open plan to:

### En-suite

Two piece suite comprising pedestal wash hand basin and tiled shower enclosure, double glazed window to front, radiator.

### Bedroom 2 7'10" x 9'4" (2.38m x 2.84m)

Double glazed window to rear, radiator.

### Bedroom 3 7'0" x 6'2" (2.13m x 1.89m)

Double glazed window to rear, radiator.

### Bathroom 5'10" x 6'2" (1.77m x 1.88m)

Three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls.

## OUTSIDE

Block paved double driveway to the front of the property with parking for two vehicles. Enclosed garden to the rear with paved patio and lawn area with gated access to the rear.

## 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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## Ground Floor



## First Floor



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