



## St. Giles Drive, Godley, Hyde, SK14 2ST

**Price £325,000**

Deceptively spacious is this four bedroom property in the highly popular area of Godley, accessed via St Pauls Hill Road, this family home is perfect for the growing family, having been extended and much improved by the current owners and only a full personal inspection will fully reveal the quality of accommodation that is on offer.

The well planned property briefly comprises: To the ground floor, entrance porch, entrance hallway, lounge opening to the dining room, excellent sized fitted kitchen with direct access to the recently constructed utility room with direct access to the rear garden and garage/storage area a lovely downstairs shower room/WC. To the first floor there are four double bedroom and a family bathroom/WC. To the outside the property has a driveway with parking for two vehicles to the front and an excellent sized garden to the rear, to the rear of the garden lies a rural landscape accessed via Green Lane offerings walks in and around Godley Brook and to Werneth Low Country Park.

All transport links are easily accessible with Godley Railway Station just half a mile away which offers links into Manchester City centre, Glossop and beyond. In addition to ease of access to M67/M60 Motorway links there are good local schools and shopping, all in all a very convenient location  
Viewing Highly Recommended!



## GROUND FLOOR

### Porch

Window to front, composite front door, door to hallway.

### Hall

Stairs to the first floor.

### Lounge

17'10" x 12'9" (5.43m x 3.88m)

Window to front, open plan to dining room, fitted feature fire surround with fire inset, TV aerial point, radiator.

### Dining Room

16'3" x 7'6" (4.96m x 2.29m)

Double door to rear garden, radiator.

### Kitchen

16'3" x 8'2" (4.96m x 2.48m)

Fitted with a matching range of white base and wall units incorporating a 1 1/4 single drainer sink unit and worktops over with tiled matching splashbacks, fitted four ring gas hob with extractor hood above and electric double oven, space and plumbing for dishwasher, space for American style fridge freezer, Upvc double glazed windows to the rear and side elevation, door to utility room and radiator.

### Utility Room

6'6" x 8'3" (1.99m x 2.52m)

Fitted worktop, space and plumbing for automatic washing machine, tiled floor, Upvc double glazed door to the rear garden.

### Downstairs Shower Room/WC

Lovely newly completed shower room with window to rear, large fitted shower cubicle, vanity wash hand basin, low level WC, tiled floor and walls, heated towel rail.

### Garage/Store

Up and over door, power and light, personal door to utility room.

## FIRST FLOOR

### Landing

Access o roof void.

### Bedroom 1

14'2" x 10'1" (4.32m x 3.07m)

Window to front, matching range of fitted wardrobes, top boxes, vanity & drawer units, radiator.

### Bedroom 2

9'4" x 14'2" (2.84m x 4.32m)

Two windows to front, radiator.

### Bedroom 3

15'0" x 8'3" (4.56m x 2.51m)

Window to rear, radiator.

### Bedroom 4

9'6" x 6'7" (2.89m x 2.00m)

Window to rear, radiator.

### Bathroom/WC

Window to rear, three piece bathroom suite in white with panelled bath and mixer shower over, vanity wash hand basin, low level WC, tiled floor and walls, heated towel rail.

## OUTSIDE

### Gardens & Driveway

To the outside the property has a driveway with parking for two vehicles to the front and an excellent sized garden to the rear, to the rear of the garden lies a rural landscape accessed via Green Lane offerings walks in and around Godley Brook and to Werneth Low Country Park.

## DISCLAIMER

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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.

