



Walnut Close, Godley, Hyde, SK14 3SQ

Offers over £400,000

Rarely available on this popular and quiet road in Godley, Hyde lies this substantial four bedroom detached property offering fantastic family sized accommodation and located on a lovely sized plot with extensive gardens, driveway & garage.

The well planned and spacious accommodation has been well cared for and much improved by the present owners and has accommodation that briefly comprises: To the ground floor, entrance hallway, downstairs cloakroom, lounge opening to dining room, superb conservatory with views over the rear garden & beyond, lovely sized fitted kitchen with utility area and direct access to the garage. To the first floor there are four good sized bedrooms (master bedroom with en suite shower room) and a family bathroom/WC. To the outside the property lies on a substantial plot with good sized gardens to the front and rear. There is also a substantial driveway leading to the garage. The property further benefits from Upvc double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers.

Impressive Property - Viewing Highly Recommended!



GROUND FLOOR

Hall

Composite double glazed front door, stairs to the first floor and radiator.

Cloakroom/WC

Window to front, low level WC, wash hand basin, tiled walls, wooden floor and radiator.

Lounge

15'0" x 11'10" (4.58m x 3.60m)

Box bay window to front, ceiling cornices, TV aerial point, fitted feature fire surround with fire inset, opening to dining room and radiator.

Dining Room

9'0" x 8'9" (2.74m x 2.67m)

Bi-fold doors to the conservatory, wooden flooring and radiator.

Conservatory

Lovely sized conservatory being Upvc double glazed with stone base and double doors to the landscaped rear garden.

Kitchen/Breakfast Room & Utility Area

9'0" x 15'8" (2.74m x 4.78m)

Fitted with a matching range of Bespoke base and wall units in blue incorporating a 1 1/4 single drainer sink unit and worktops over with matching splashbacks, fitted four ring electric hob with extractor hood above, double electric oven/grill with space for microwave above, Upvc double glazed window to the rear elevation, breakfast bar, wooden floor, utility area with plumbing and space for automatic washing machine and dryer, space for fridge & freezer, Upvc double glazed door to the rear garden, wooden floor, gas central heating boiler, door to the garage and radiator.

FIRST FLOOR

Landing

Access to roof void, airing cupboard with lagged hot water cylinder, dado rail.

Bedroom 1

13'9" x 8'10" (4.18m x 2.70m)

Window to front, matching range of fitted wardrobes, top boxes and vanity unit, radiator.

En-suite Shower Room

Window to rear, fitted shower cubicle with power shower, pedestal wash hand basin, low level WC, tiled walls, tiled floor, heated towel rail.

Bedroom 2

11'10" x 8'4" (3.61m x 2.53m)

Window to rear with views, wardrobes and beside units, radiator.

Bedroom 3

12'2" x 8'4" (3.71m x 2.53m)

Two windows to front, radiator.

Bedroom 4

7'5" x 7'4" (2.27m x 2.23m)

Window to front, radiator.

Bathroom/WC

Window to rear, four piece bathroom suite with panelled bath, separate shower cubicle with power shower, pedestal wash hand basin, low level WC, tiled floor and walls, heated towel rail.

OUTSIDE

Garage

18'3" x 8'11" (5.57 x 2.73)

Electric up and over roller door, power and light personal door to kitchen.

Gardens & Driveway

To the outside the property lies on a substantial plot with good sized gardens to the front and rear. There is also a substantial driveway leading to the garage.

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.

