



## Hazelwood Close, Godley, Hyde, SK14 3SP

### Offers over £375,000

Rarely Available!

Set within this highly sought after development, this beautifully presented two bedroom detached bungalow offers generous, family-sized accommodation that truly must be viewed to be fully appreciated.

Quietly positioned and ideally located, the property features an inviting entrance hallway with useful storage, leading into a delightful and spacious open plan living and dining room. With patio doors opening onto the rear garden and a large front window, the room is flooded with natural light, creating a warm and welcoming atmosphere. The fitted kitchen includes integrated appliances, while both bedrooms are excellent doubles with fitted recess wardrobes. The master bedroom further benefits from a private en-suite bathroom/WC, complemented by a contemporary family bathroom.

Quietly tucked away off Hazelwood Close the property is approached via double gates leading to a driveway and garage, providing parking for two vehicles. The front garden enjoys an elevated lawned area with attractive views, while the rear garden offers a generous lawn, established flower borders, a paved patio, and a good degree of privacy, perfect for relaxation or entertaining.

The location is ideal for those who enjoy the outdoors, with numerous countryside walks on the doorstep and Werneth Low Country Park within easy reach. Godley Train Station and the M67 motorway network are also close by, providing excellent transport links.

Immaculate Throughout – Early Viewing Highly Recommended





## GROUND FLOOR

### Entrance Hall

Upvc double glazed front door, Oak wooden flooring, decorative panelled walls, storage cupboard, radiator

### Open Plan Large Lounge & Dining Room

19'9" x 18'1" (6.03m x 5.51m)

Superb open plan lounge & dining room with feature exposed brick wall and elevated ceiling, three windows and double glazed patio doors leading to the rear garden, Oak wooden flooring, TV aerial point, decorative wood panelled walls, wall light points, ceiling cornices, radiators.

### Kitchen

8'11" x 11'0" (2.73m x 3.35m)

Fitted with a matching range of base and wall units in Oak incorporating a 1 1/4 single drainer sink unit and worktops over with matching splashbacks, fitted four gas hob with extractor hood above, double electric oven/grill, Upvc double glazed window to the rear elevation, Oak wooden floor, integrated fridge & freezer, plumbing and space for automatic washing machine, Upvc double glazed door to the rear garden, inset ceiling spot lights, gas central heating boiler.

### Bedroom 1

10'11" x 14'1" (3.33m x 4.30m)

Matching range of fitted recess wardrobes and drawer units, Upvc double glazed window to the rear and radiator.

### En-suite Shower Room

Fitted recess shower cubicle with shower, pedestal wash hand basin, low level WC, Upvc double glazed window to the rear, tiled walls and tiled floor, heated towel rail.

### Bedroom 2

8'7" x 11'0" (2.62m x 3.36m)

Matching range of fitted recess wardrobes with sliding doors, decorative panelled walls, Upvc double glazed window to the front and radiator.

### Bathroom/WC

Contemporary fitted bathroom suite in white with panelled bath, pedestal wash hand basin, low level WC, tiled walls and floor, Upvc double glazed window to front and heated towel rail.

## OUTSIDE

### Garage

15'3 x 8'9 (4.65m x 2.67m)

Up and over door

### Gardens

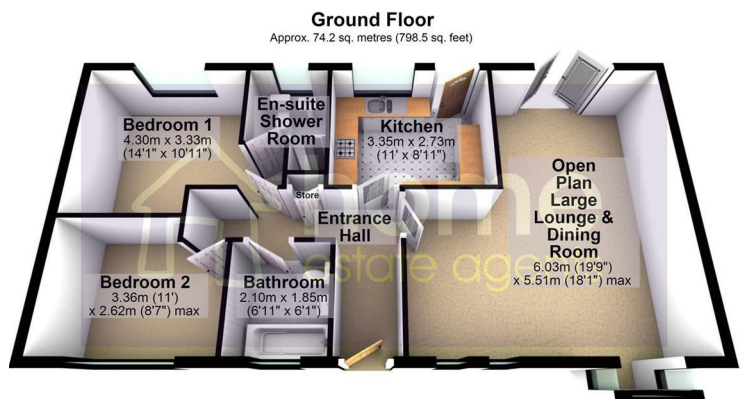
Quietly tucked away off Hazelwood Close the property is approached via double gates leading to a driveway and garage,

providing parking for two vehicles. The front garden enjoys an elevated lawned area with attractive views, while the rear garden offers a generous lawn, established flower borders, a paved patio, and a good degree of privacy, perfect for relaxation or entertaining.

## 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.



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

