

St. Giles Drive, Hyde

Freehold

Large, detached home – 3 bedrooms, 1 bathroom and 2 reception rooms • Off road parking for the family's cars plus garage • Perfect for those looking for a family home with bags of space • Quiet cul de sac position • In need of some cosmetic updating





St Giles Drive is set on a popular estate in Godley; the position of this home means that you can take advantage of the excellent road and rail networks. You can stroll to Godley train station which is less than 10 minutes' walk away. Jump on the M60 in a minute or so and access the rest of the North-West, Manchester Airport is also only a 25-minute drive away. As you arrive home through the popular estate you will find parking for your car on the private driveway and a front garden with lawned area and soft planting.

Through the front door is a handy storage area perfect for storing all the families' coats and shoes. Going through to the lounge. It has space for several sofas and a stone fireplace to snuggle around in the colder months. The lounge flows into the dining and kitchen area with views into the garden beyond.

Wander through into your dining room, the window fills the room with light and has views over the rear garden. With space for everyone to gather and cook a feast whilst keeping your eye on the children in the garden. The kitchen has lots of storage and work top space, there is a gas hob with an electric oven and access to the spacious utility area. There is plumbing for a washing machine and space for a dryer plus room for a large fridge freezer if required.

There is access to the back garden and the rear of the garage.

Your staircase leads you up to the first floor with the family bathroom straight ahead of you. It has a shower over the bath, perfect for busy mornings or a nice long soak at the end of the day.

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Your principal bedroom sits at the front of the property with space for a king-sized bed and room for fitted storage. Enjoy your morning cup of tea in peace and tranquillity whilst listening to the birds. A further double bedroom which is also spacious, can accommodate a double bed plus wardrobes for storage. A final single bedroom is placed at the front of the property and is currently used as a child's bedroom with a Captain's bed but would make a lovely home office or walk in wardrobe.

Stepping outside you have a patio area where there is room for any combination of outdoor furniture. A lawned area is perfect for a family game of football. The garden is not overlooked and has been designed to be low maintenance so you can just sit back, relax and enjoy!

Out and About: St Giles is a quiet cul de sac less than a ten-minute walk to Godley Train station. You can be enjoying the bright lights, shopping and evening entertainment of Manchester City Centre or an easy commute into work in under 30 minutes.

More locally you have a range of supermarkets within a few minutes' drive, local shops for those items that you forget and some great community activities at the local Cricket Club plus a range of sports and leisure opportunities all within easy reach.

If you are moving with little ones, nurseries are at hand, and you are in catchment for Godley Primary School. If you have a four-legged member of the family, you have walks from your front door along the Trans Pennine Trail which will keep you both happy.

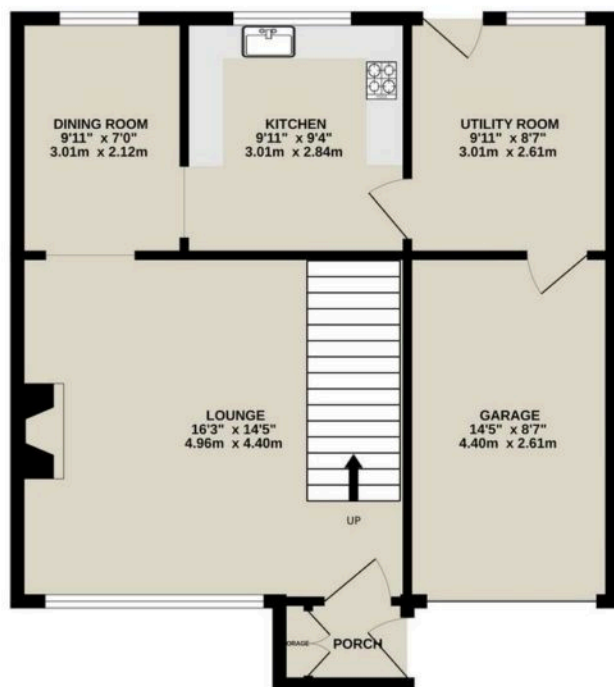
Council Tax band: C

Tenure: Freehold

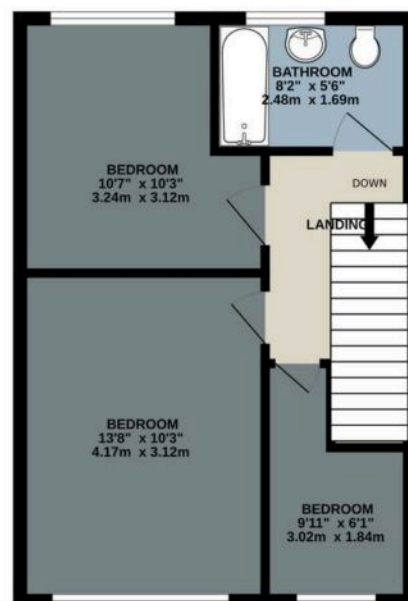
EPC Energy Efficiency Rating: D



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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