

DAWSONS

Property Professionals since 1925

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St. Michaels Road, Godley, SK14 2SX

Dawsons are pleased to offer for sale this five bedroom semi detached home. Well presented throughout the property offers spacious living accommodation and is ideal for the growing family. Located in a sought after location in Godley, close to local schools, amenities, Godley train station and motorway links. Viewing highly recommended.

Price £385,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



St. Michaels Road, Godley, SK14 2SX

- Spacious Five Bedroom Semi Detached
- Well Presented Throughout
- Close to Godley Train Station & Local Schools
- Open Plan Kitchen / Dining Area
- Low Maintenance Gardens & Summer House
- Viewing Highly Recommended
- Three Reception Rooms
- Driveway with Parking for Several Vehicles

Ground Floor

Entrance Porch

uPVC double glazed window, door to side, door to storage and hallway.

Hallway

Stairs to first floor, door to:

Reception Room

12' x 14' (3.66m x 4.27m)

uPVC double glazed bay window, gas central heating radiator, feature fireplace with inset fire, laminate flooring, door leading to:

Kitchen/Dining room

15' x 9' (4.57m x 2.74m)

Fitted with a range of full height units and base units with worksurface over, breakfast bar housing electric hob, inset sink and drainer with mixer tap, two built in single ovens, integrated fridge/freezer, laminate flooring, door to utility room, open to:

Sun Room

11' x 7' (3.35m x 2.13m)

uPVC double glazed windows, laminate flooring, recessed ceiling downlights, door to rear garden,

Utility Room

8' x 7' (2.44m x 2.13m)

Wall mounted units, worksurface with space below for washing machine and dryer, door to rear garden.

Family Room

8' x 15' (2.44m x 4.57m)

uPVC double glazed window and door to front.

First Floor

Landing

Doors leading to:

Bedroom One

10' x 13' (3.05m x 3.96m)

uPVC double glazed window, gas central heating radiator.

Bedroom Two

8' x 14' (2.44m x 4.27m)

uPVC double glazed window, gas central heating radiator.

Bedroom Three

10' x 10' (3.05m x 3.05m)

uPVC double glazed window, laminate flooring, gas central heating radiator.

Bedroom Four

5' x 10' (1.52m x 3.05m)

uPVC double glazed window, gas central heating radiator.

Bedroom Five (box room)

6' x 6' (1.83m x 1.83m)

uPVC double glazed window, laminate flooring, gas central heating radiator.

Bathroom

8' x 8' (2.44m x 2.44m)

uPVC double glazed window, fitted with a modern two piece suite comprising panelled bath with shower over, vanity wash hand basin, tiled walls, recessed ceiling downlights, modern towel radiator.

Separate WC

2' x 6' (0.61m x 1.83m)

Fitted with a low level WC, part tiled walls.

Externally

Block paved driveway to front with parking for several vehicles. Enclosed low maintenance garden to rear with paved patio and artificial lawn. Summerhouse with feature log burner (currently used as a bar) ideal for outside entertaining.

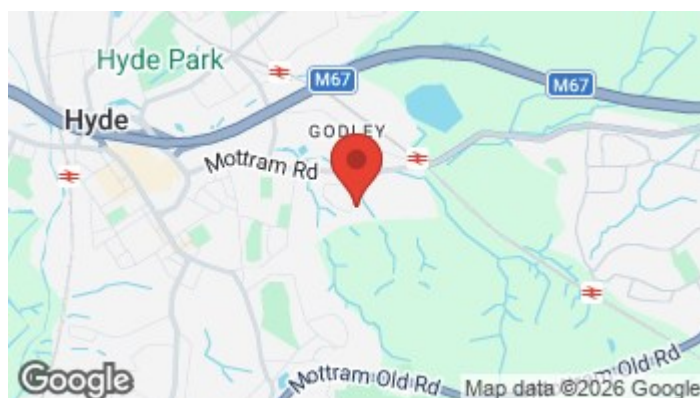
Tenure

Property is freehold but subject to a yearly rent charge of £14.

AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

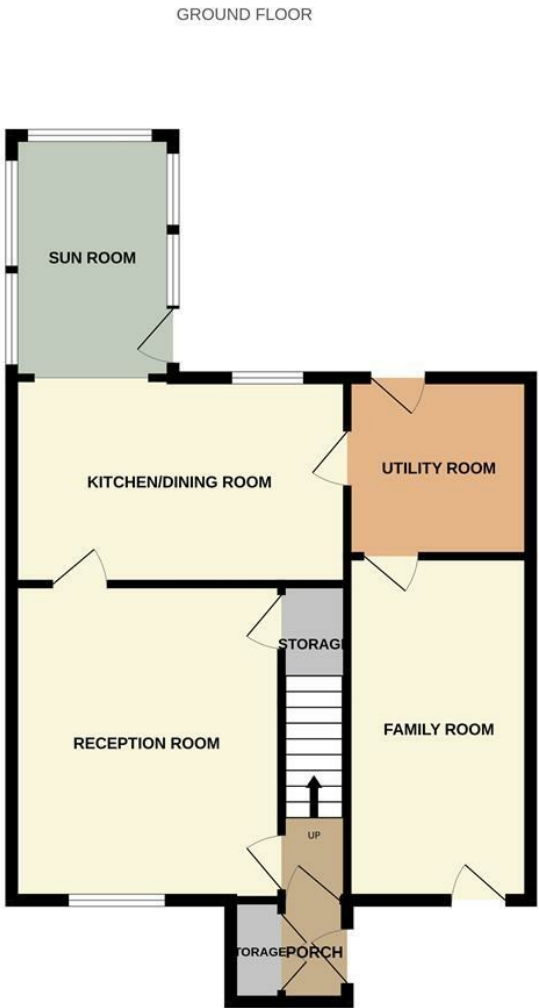
This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



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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