



St. Giles Drive
Hyde, SK14 2ST

Offers over £345,000



There's no agent like home

This spacious four-bedroom semi-detached family home is nestled within a well-regarded cul-de-sac in the sought-after area of Godley. Combining comfort, convenience, and a peaceful setting, the property is ideally located within walking distance of Godley train station, frequent bus routes, and excellent motorway connections, making it perfect for commuters. Hyde town centre is easily accessible, providing a wide range of shops, amenities, and schools, while the rear of the property backs onto open green space, with picturesque walks along Godley Brook leading to the stunning Werneth Low Country Park—ideal for families, dog walkers, and lovers of the outdoors.

Internally, the home offers a surprisingly generous layout that has been well maintained throughout. The ground floor begins with a welcoming porch that leads into a spacious lounge, filled with natural light. The well-equipped kitchen/diner provides ample room for cooking, dining, and gathering, and opens into a bright conservatory that offers views of the rear garden. A useful utility room provides extra storage and space for appliances, and a modern ground floor shower room adds practicality for busy family life.

Upstairs, the first floor comprises four well-sized bedrooms, offering flexible accommodation ideal for growing families or those working from home. A family bathroom serves the bedrooms.

Outside, the property is equally impressive. To the front, there is a well-maintained lawn and a double block-paved driveway providing ample off-road parking, which leads to a garage/store room. The South East facing rear garden is a private and beautifully landscaped space, offering a paved patio for outdoor dining, a central lawn ideal for children to play, and a second patio area perfect for evening relaxation or entertaining. Mature planted borders provide colour, character, and privacy, while the property's rear aspect overlooks established trees, creating a peaceful and leafy backdrop.



GROUND FLOOR

Porch

Door to side, double glazed window to front, door leading to:

Lounge 13'6" x 16'1" (4.11m x 4.89m)

Double glazed bow window to front, feature fireplace with inset living flame effect fire, radiator, stairs leading to first floor, door leading to:

Kitchen/Diner 9'11" x 16'1" (3.02m x 4.89m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl inset sink and drainer with mixer tap, tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, door leading to utility room, sliding patio door leading to:

Conservatory 9'4" x 15'3" (2.84m x 4.65m)

Double glazed windows to sides, double glazed roof, double glazed French doors leading out to rear garden.

Utility Room 7'3" x 8'10" (2.20m x 2.69m)

Plumbing for washing machine, space for tumble dryer, door leading out to rear garden, door to garage, door leading to:

Shower Room 9'8" x 5'8" (2.94m x 1.73m)

Three piece suite comprising tiled shower area, vanity wash hand basin and low-level WC, part tiled walls, double glazed window to rear.

FIRST FLOOR

Landing

Access to loft with built-in ladders, doors leading to:

Master Bedroom 13'5" x 9'11" (4.08m x 3.02m)

Double glazed window to front, radiator.

Bedroom 2 10'0" x 15'0" (3.06m x 4.56m)

Two double glazed windows to front, radiator, door to storage cupboard.

Bedroom 3 13'4" x 8'10" (4.07m x 2.69m)

Double glazed window to rear, double glazed window to side, radiator.

Bedroom 4 10'0" x 9'11" (3.04m x 3.02m)

Double glazed window to rear, radiator.

Bathroom 5'6" x 7'10" (1.68m x 2.39m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, two double glazed windows to rear, radiator.

OUTSIDE

Double driveway and lawned garden to the front benefits from not being overlooked. Enclosed South East facing landscaped garden to the rear with shed, paved patio, lawn and further paved seating area with mature planted borders. Not overlooked to the rear and has potential to expand into the woodland.

Garage 9'0" x 8'10" (2.74m x 2.69m)

Up and over door to front, door to rear.

DISCLAIMER

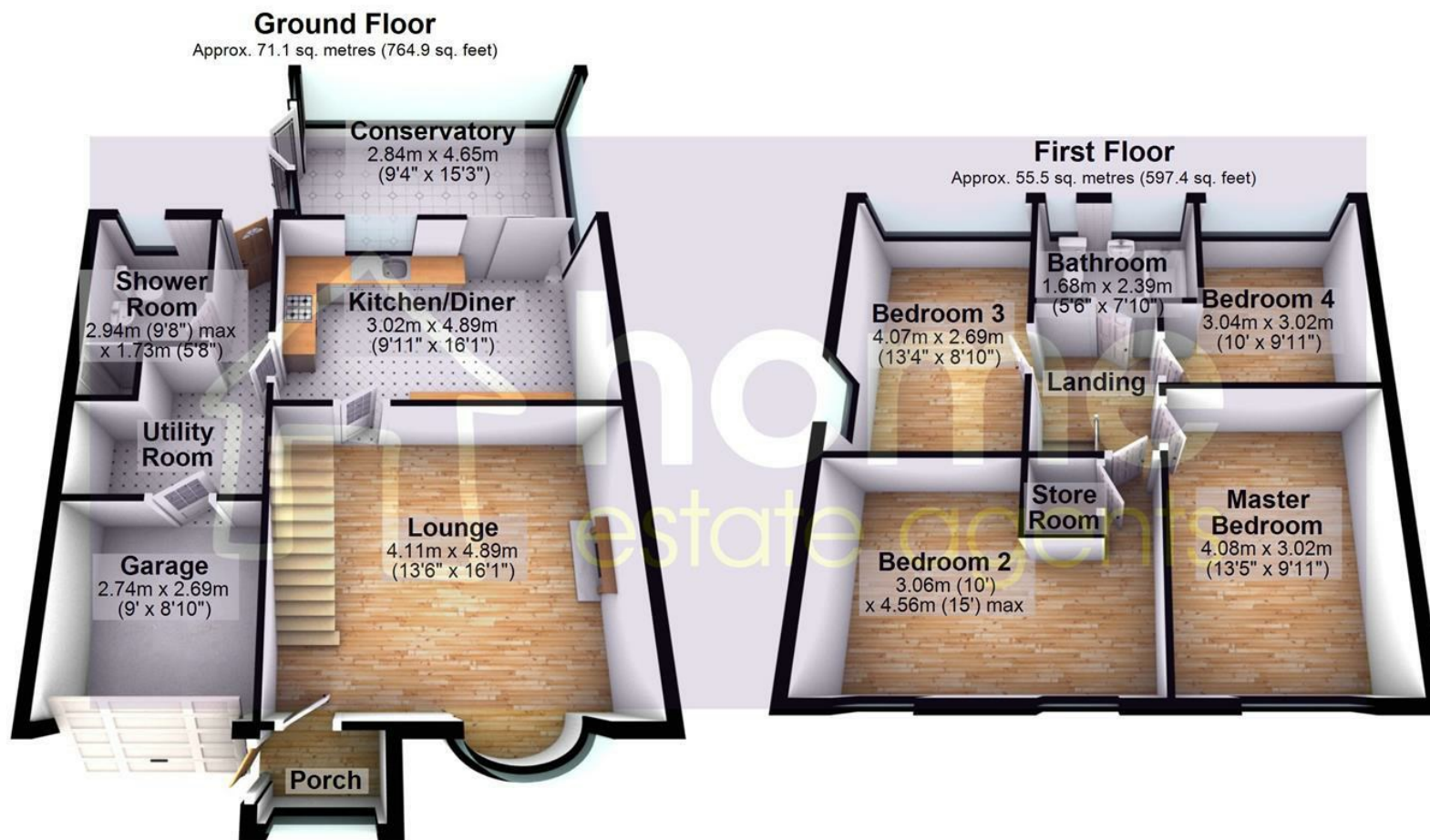
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Total area: approx. 126.6 sq. metres (1362.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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