



Brook House, Godley







# Brook House

Godley

Tucked away in a secluded spot, this stunning three-bedroom, three-bathroom semi-detached house, is where classic period charm meets modern sophistication.

The property welcomes you in with an inviting entryway, complete with oak flooring that sets a cosy tone from the outset.

Two spacious reception rooms offer plenty of flexibility for family living, entertaining, or simply relaxing by the wood burning stove with a good book.

Exposed wooden beams, elegant panelling, and rich wooden flooring create a warm, characterful setting throughout, while large windows bathe each space in natural light.







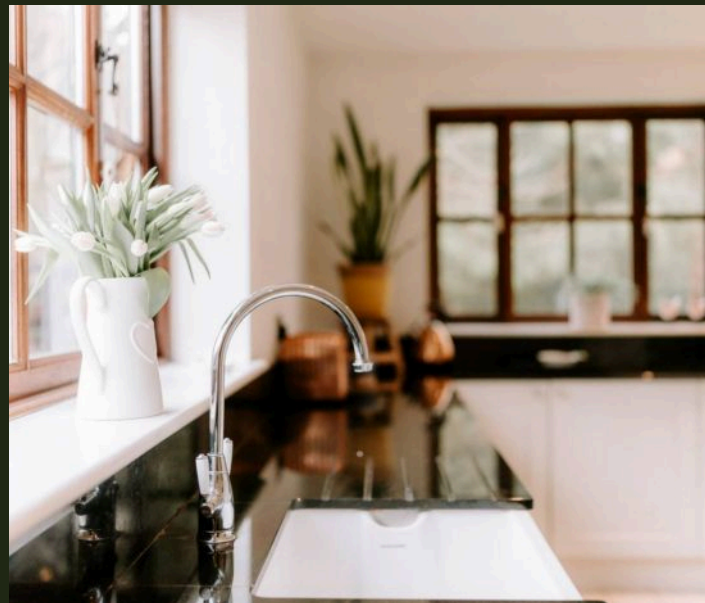
## Brook House, Godley

The heart of the home is the beautifully appointed kitchen space, where modern light grey cabinetry, granite worktops, and integrated appliances make cooking a delight.

Highlights include a classic electric AGA stove, striking patterned tile backsplashes, and ample storage for the keenest home chef.

A dedicated utility area with sleek cabinetry, a washing machine, and compact fridge keeps daily chores tucked away.

Next door the study is currently used as a boot room, but would make the perfect home office for those working from home.













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Dine in style at the large table in the beam-ceilinged dining room, or bring your meals outdoors to the beautifully landscaped garden - complete with an array of patio and terraced seating areas, decorative stone walls, and mature greenery.

The gardens are a true sanctuary, featuring raised beds, a charming natural stream, and whimsical touches like a playful frog statue and ornamental planters.

For evenings under the stars, enjoy the ambience created by outdoor lighting, a chiminea, and ornate wrought iron furniture.







## Brook House Godley Brook Lane

Upstairs, each of the three double bedrooms are a tranquil retreat - think stylish metal and decorative iron bed frames, plush carpeting, and charming views of the lush gardens.

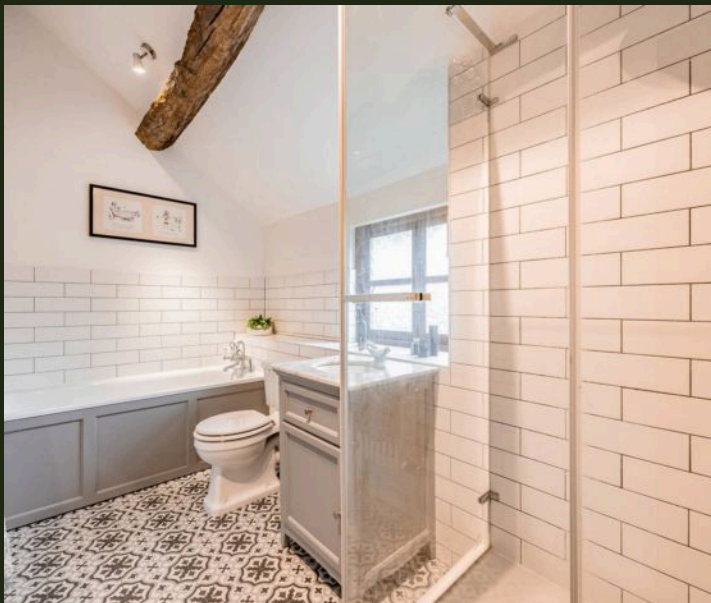
The generous Principal suite features a walk-in shower amongst its luxurious bathroom highlights, all finished with chic subway tiling, patterned floors, and marble countertops.

Practicality hasn't been overlooked.

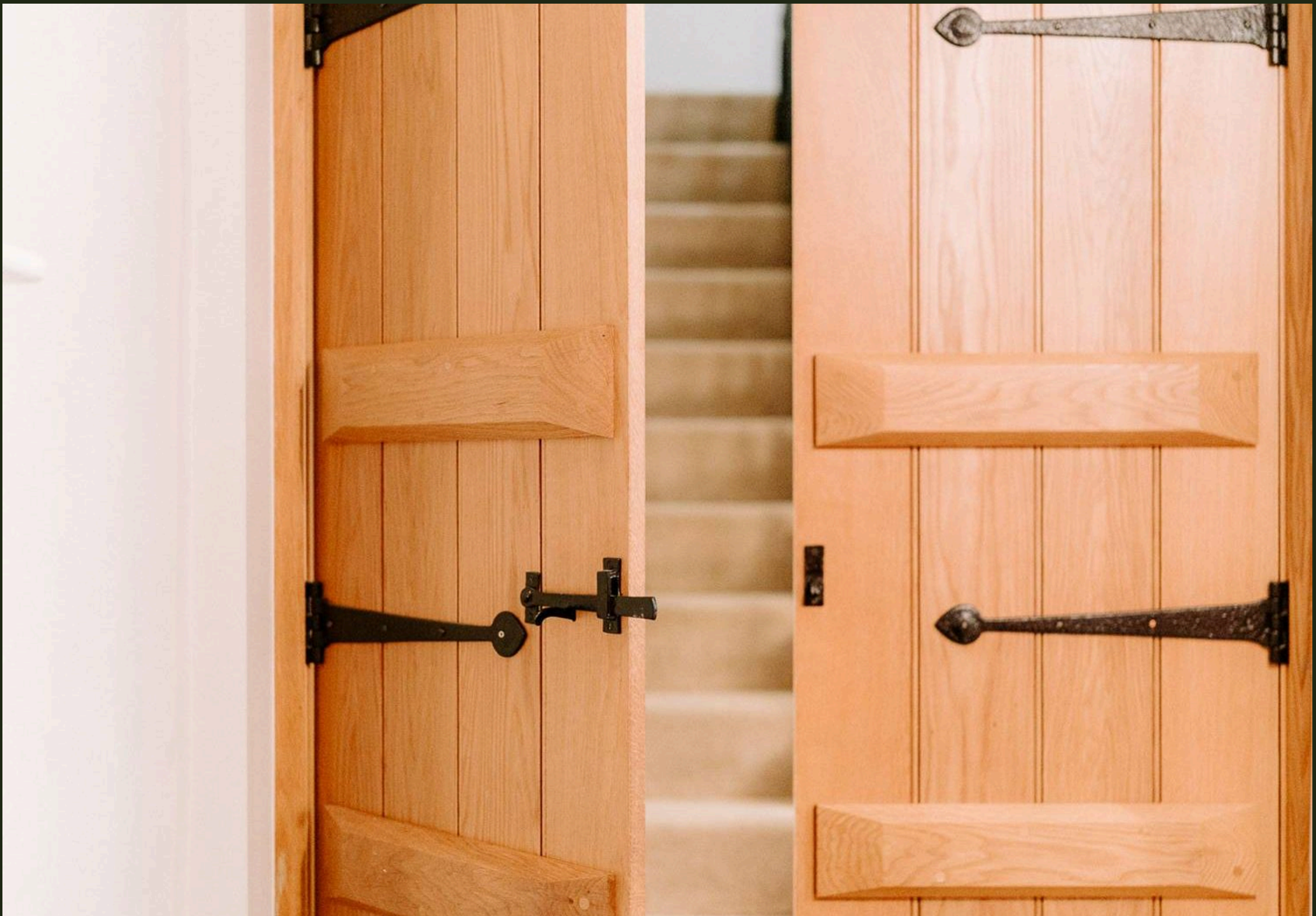
The property boasts a spacious two car driveway, gated side access, and a well-maintained front garden for excellent kerb appeal.

Inside, features like built-in storage, space for large wardrobes, and a thoughtfully designed landing area make family life easy and organised.

Decorative radiators and modern heating keep things cosy year-round, and throughout the home, beautiful wooden doors, decorative hardware, and tasteful artwork blend seamlessly with neutral décor to create a calm, inviting atmosphere.

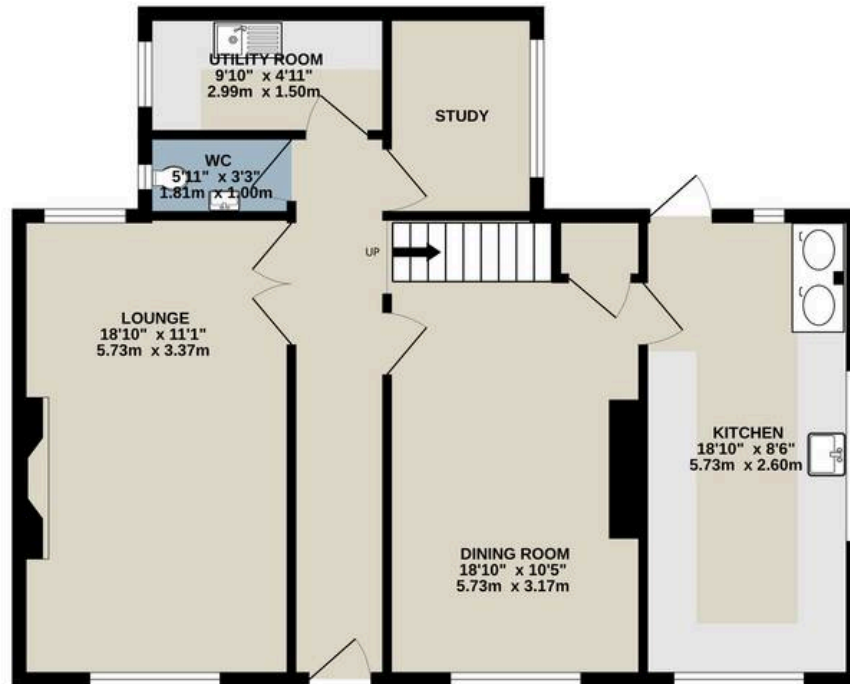




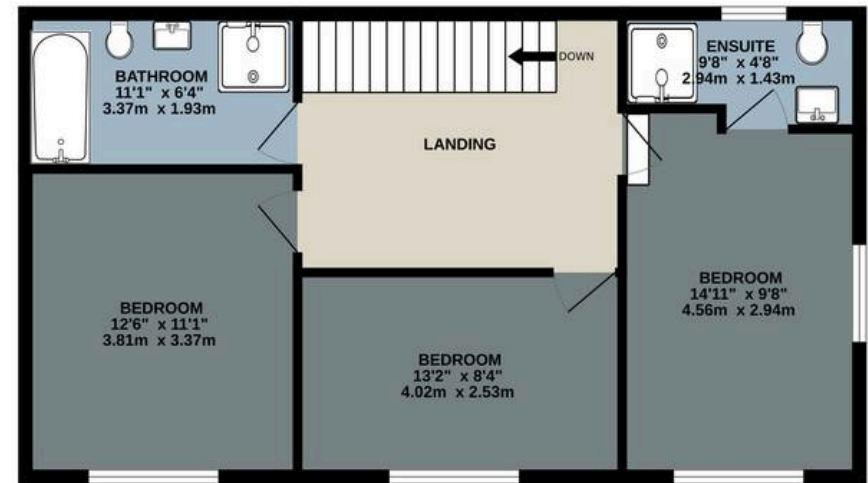




GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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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## Brook House, Godley

Brook House is the perfect place for a family to enjoy the peaceful location but within easy reach of fantastic facilities. A short walk away is Godley Train station where you can easily get into Manchester City Centre for work or pleasure. Open countryside is on your doorstep and if you are feeling energetic you can walk up to Werneth Low and enjoy a drink before returning to your cosy home. Newton Cricket Club offers some great community activities to get involved with for both adults and children. There is a large Tesco a few minutes' drive away and all the amenities you could need close by. The motorway network is on hand for travel to work via the M60/M67 or into the Peak District for walks/cycling. You are in catchment for Alder CHS which has a good reputation locally.

Council Tax band: E

Tenure: Freehold

- Landscaped garden
- Spacious driveway
- Off-road parking
- Modern kitchen with integrated appliances
- AGA stove
- Exposed wooden beams
- Wood burning stove
- Modern bathrooms with walk-in shower and freestanding bath
- Patio and outdoor seating areas
- Abundant natural light throughout







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