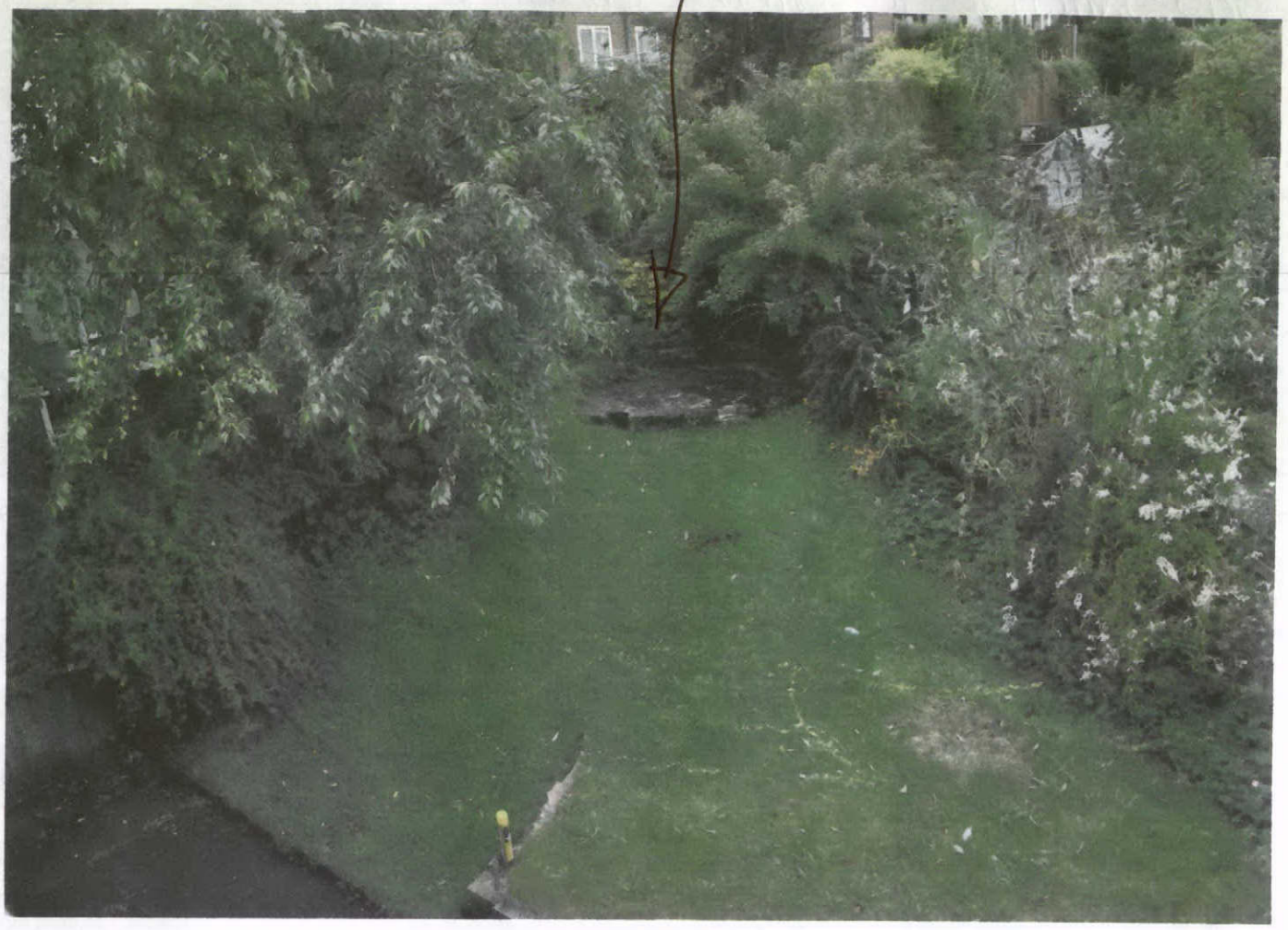
450 mm HIGH STONE STEPS.





16, GODWARD ROAD - N.M.

REAR CORNER OF ORIGINAL GARDEN SHOWING 450mm STONE STEPS.





16, GODWARD ROAD. N.M.

EXISTING FENCE ON BOUNDARY OF No. 18.





16, GODWARD ROAD. NM





16, GODWARD ROAD - N.M.

STONE LOWN RETAINING WALL





16, GODWARD ROAD. N.M





En Suite Shower Room/wc
Part tiled, having fitted shower cubicle with shower and shower door, pedestal wash basin and low level wc suite. Fitted shaver point and single radiator.

Bedroom Two 17'3 x 8'3 (5.26m x 2.51m)
With single radiator and excellent views.



Bedroom Three 15'6 x 10'10 (4.72m x 3.30m)
With single radiator and excellent views.

Bedroom Four 10'3 x 8'4 (3.12 x 2.54m)
With single radiator, telephone point and excellent views.

Bathroom/wc
Part tiled, having panelled bath with shower to mixer tap, pedestal wash basin and low level wc suite, fitted shaver point, single radiator and built in airing cupboard.

16, Godward Road -
N.M -

Landing

OUTSIDE

To the front of the property there is a lawned garden with well stocked borders together with a driveway providing parking space and leading to an integral single sized garage.

To the rear of the property there are flagged patio areas together with a sloping lawned garden located beyond.



PLEASE NOTE: We have not checked the serviceability of any appliances or central heating boilers which may be included in the sale. All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

VIEWING: Should you require any further information or an appointment to view, please contact our New Mills office on **01663 745858.**

MORTGAGES: Our in-house Mortgage Department is ready to advise on your mortgage requirements. All you need do is contact any Rowcliffes office and have an informal discussion and **INDEPENDENT MORTGAGE ADVICE** without any obligation.