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10 Kinross Avenue, Heywood



- Well Presented Three Bed Modern Semi Detached
  - Gas Central Heated / uPVC Double Glazed
  - Down-Stair W.C / Lounge And Dining Kitchen
- En-Suite To Master Bed / Separate Three-Piece Bathroom
  - Tarmacadam Driveway / Enclosed Lawned Garden

Offers In The Region Of £220,000

Modern three bed semi detached constructed circa 2014 on a well regarded estate with easy access to Heywood, Rochdale and Manchester. This well presented property briefly comprises of gas central heating, uPVC double glazed windows, down stair W.C, lounge and dining kitchen. The first floor affords three bedrooms the master with an en-suite shower room and a separate three-piece bathroom. Externally to the front is a tarmac driveway affording off road parking and a small lawned area at the entrance. Gated access down the side leads to a paved area and enclosed lawned garden. Located close to local shops, schools and facilities, transport links and ideal for access to the M60 motorway network.

## **GROUND FLOOR**

### **VESTIBULE**

Vestibule entrance with staircase rising to the first floor. Access to W.C and lounge.

### **W.C**

Useful down-stair W.C with vanity wash-basin and laminate flooring.

### **LOUNGE**

4.37m x 3.67m (14'4" x 12'0")

Front aspect with T.V point, carpet flooring and radiator.



### **DINING KITCHEN**

4.96m x 2.64 (16'3" x 8'7")

Rear aspect with a range of wall and base units incorporating one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in electric oven, wall mounted boiler, integrated dish-washer, integrated fridge/freezer, space and plumbing for an automatic washing machine, laminate flooring and radiator. Double doors lead to the rear garden.



## **FIRST FLOOR**

### **BEDROOM 1**

3.67m x 2.90m (12'0" x 9'6")

Front aspect with carpet flooring and radiator. Access to en-suite.



### **EN-SUITE**

Three-piece en-suite comprising of shower cubicle, vanity wash-basin, low-level W.C, laminate flooring and radiator.



### BEDROOM 2

2.79m x 2.30m (9'1" x 7'6")

Rear aspect with carpet flooring and radiator.



### BEDROOM 3

2.32m x 1.81m (7'7" x 5'11")

Rear aspect with carpet flooring and radiator.



### BATHROOM

Three-piece bathroom comprising of panelled bath with shower off mixer taps, vanity wash-basin, low-level W.C, part tiled walls, laminate flooring and radiator.



### OUTSIDE

Externally to the front is a tarmac driveway affording off road parking and a small lawned area at the entrance. Gated access down the side leads to a paved area and enclosed lawned garden. Located close to local shops, schools and facilities, transport links and ideal for access to the M60 motorway network.

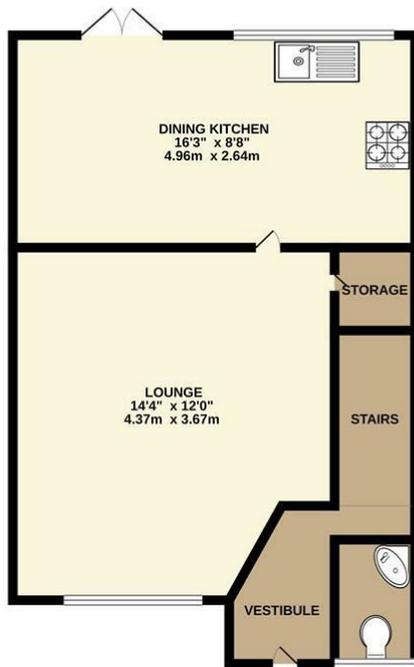


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80 85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	80 85

PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



THREE BED SEMI DETACHED

TOTAL FLOOR AREA: 772 sq.ft. (71.7 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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