



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (81-91) B | 82 | |
| (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 | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Durness Place, Heywood, OL10 3ST

£1,295

A SUPERB THREE BEDROOM TOWN HOUSE WITH OFF ROAD PARKING IN HEYWOOD

If you are looking for the perfect family home with spacious interiors then look no further! This wonderful three-bedroom property is being welcomed to the rental market in a quiet area in a popular area of Heywood. The property is perfect for a small family or couple and is situated with easy access to major commuter routes, walking distance to good schools and a short drive to local amenities.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has stairs leading to the first floor and doors providing access to the downstairs WC, to the kitchen and dining room and to the garage. The kitchen is fitted with modern wall and base units and has doors providing access to the rear garden.

To the first floor, there is a landing with stairs leading to the second floor and doors providing access to the main bedroom and a spacious living room. The main bedroom has a door providing access to an en-suite. To the second floor there is a landing with doors providing access to two good sized bedrooms and a bright three piece bathroom suite. Externally, to the rear of the property there is an enclosed garden with an artificial lawn. To the front of the property there is off road parking and access to the garage.

View early to avoid disappointment! Contact our Lettings team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansstateagents

Durness Place, Heywood, OL10 3ST

£1,295

 3  1  1  B

- Fantastic Townhouse Property
 - Modern Dining Kitchen
 - Off Road Parking & Integral Garage
 - Excellent Commuter and Transport Links
- Set Over Three Floors
 - En Suite To Main Bedroom
 - Available Immediately
- Three Good Size Bedrooms
 - Enclosed Rear Garden
 - Close Proximity to Local Amenities

Ground Floor

Entrance Hall

16'1 x 6'8 (4.90m x 2.03m)
UPVC double glazed frosted door, central heating radiator, stairs to first floor, doors to WC, garage, kitchen/dining room and under stairs storage.

WC

5'2 x 3'1 (1.57m x 0.94m)
Central heating radiator, dual flush WC, wall mounted wash basin, laminate flooring and extractor fan.

Kitchen/Dining Room

15'9 x 10'3 (4.80m x 3.12m)
UPVC double glazed window, central heating radiator, wall and base units with laminated work tops, stainless steel sink with drainer and mixer tap, oven with four ring gas hob, extractor hood, fridge freezer, washing machine, dishwasher, stainless steel splash back, tiled floor, under unit lighting, spotlights and UPVC double glazed French doors to rear garden.

Garage

15'6 x 8'9 (4.72m x 2.67m)
Up and over garage door and fuse box.

First Floor

Landing

10'2 x 6'3 (3.10m x 1.91m)
Stairs to first floor landing, smoke alarm, doors to bedroom and living room.

Living Room

15'10 x 12'6 (4.83m x 3.81m)
Two UPVC double glazed windows, central heating radiator and television point.

Bedroom One

13'11 x 9'3 (4.24m x 2.82m)
Two UPVC double glazed windows, central heating radiator, fitted wardrobes, television point and door to an en suite shower room.

En Suite

6' x 4'10 (1.83m x 1.47m)
UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin, main feed shower, tiled elevations, laminate flooring and spotlights.

Second Floor

Landing

6'5 x 5'8 (1.96m x 1.73m)
Doors to two bedrooms, bathroom, boiler cupboard and smoke alarm.

Bedroom Two

12'5 x 5' (3.78m x 1.52m)
UPVC double glazed window, central heating radiator, fitted wardrobe, storage cupboard and wooden effect flooring.

Bedroom Three

13' x 9'1 (3.96m x 2.77m)
UPVC double glazed window, central heating radiator, fitted wardrobe and loft access.

Bathroom

10'3 x 6'6 (3.12m x 1.98m)
Velux, central heating radiator, four piece suite, dual flush WC, pedestal wash basin, panelled bath, main feed shower, tiled elevation, tiled floor, spot lights and extractor fan.

External

Front

Off road parking leading to the integral garage.

Rear

Enclosed artificial lawn garden with paving.

Agents Notes

EPC Rating B and Council Tax Band C.



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