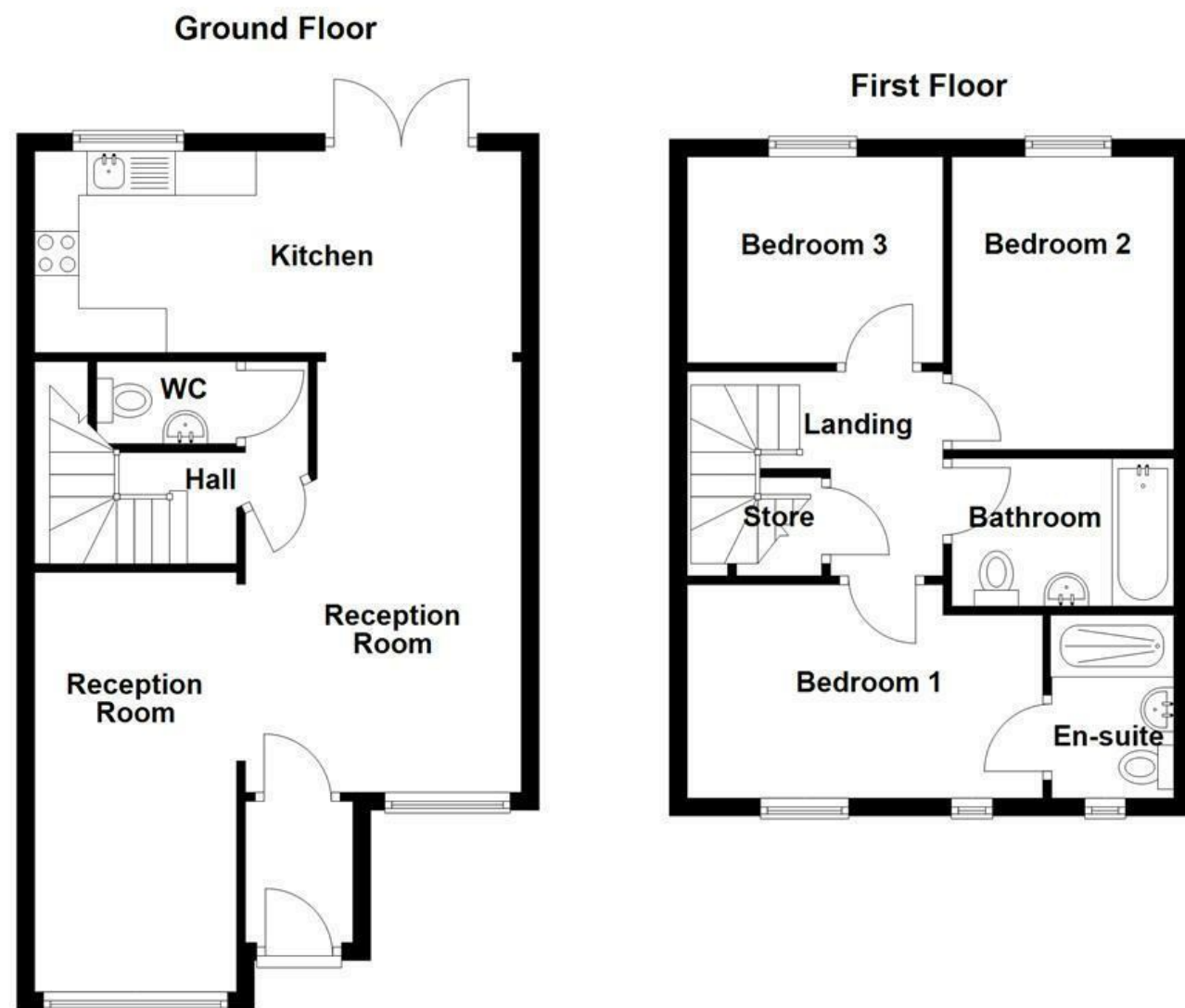




| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         | <b>95</b>                                                                           |
| (81-91) <b>B</b>                            | <b>83</b>               |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.

## Kirkwall Way, Heywood, OL10 3FS

### Offers In Excess Of £230,000

LARGE SEMI DETACHED THREE BEDROOM PROPERTY.

Located on Kirkwall Way in the heart of Heywood, this beautiful three-bedroom semi-detached house offers a perfect blend of modern living and comfort. As you step inside, you are greeted by spacious open-plan reception rooms that create a warm and inviting atmosphere, ideal for both relaxation and entertaining. The contemporary kitchen is equipped with modern fixtures and fittings, making it a delightful space for culinary enthusiasts.

The master bedroom is a true retreat, featuring an en-suite bathroom that adds a touch of luxury to your daily routine. The additional bedrooms are well-proportioned, providing ample space for family or guests.

One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on sunny days.

This home is not just a place to live; it is a sanctuary that combines style, comfort, and practicality in a desirable location. Whether you are a growing family or looking for a peaceful retreat,



# Kirkwall Way, Heywood, OL10 3FS

Offers In Excess Of £230,000

 3  2  2  B

- Three Bedroom Semi Detached
  - Large Private Garden
  - Off Road Parking
  - Tenure - Leasehold
- Spacious Open Plan Living
  - Sought After Location
  - EPC Rating - B
- Modern Fitted Kitchen
  - Ideal Family Home
  - Council Tax Band - C

## Ground Floor

### Entrance

Hardwood double glazed frosted door to porch.

### Porch

5'3 x 4 (1.60m x 1.22m)

Hardwood door to reception room one, fuse box.

### Reception Room One

15'7 x 7'6 (4.75m x 2.29m)

UPVC double glazed window, central heating radiator, smoke alarm, opening to reception room two.

### Reception Room Two

16 x 10'3 (4.88m x 3.12m)

UPVC double glazed window, central heating radiator, two hardwood doors to inner hall and porch and two openings to reception room one and kitchen.

### Inner Hall

6'2 x 5'7 (1.88m x 1.70m)

Central heating radiator, two hardwood doors to reception room two and WC, stairs to first floor, wood effect laminate flooring.

### WC

5'2 x 2'9 (1.57m x 0.84m)

Central heating radiator, two piece suite comprising of dual flush WC and wall mounted wash basin with traditional taps, extractor fan, hardwood door to inner hall, wood effect laminate flooring.

### Kitchen

18'8 x 7'6 (5.69m x 2.29m)

IPVC double glazed window, central heating radiator, composite wood effect wall and base units, hardwood effect surfaces, single electric oven, four ring gas hob, tiled splashbacks, stainless steel extractor hood, single composite sink, space for fridge/freezer, washing machine and dryer, UPVC double glazed French doors to rear, opening to reception room two, wood effect laminate flooring.

## First Floor

### Landing

10 x 6'2 (3.05m x 1.88m)

Smoke Alarm, loft access, hardwood doors to three bedrooms and bathroom.

## Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

Two UPVC double glazed windows, central heating radiator, door to en suite.

### En Suite

7 x 4'6 (2.13m x 1.37m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, direct feed shower with rainfall and rinse heads, extractor fan, tiled elevations, wood effect laminate floor.

## Bedroom Two

11'2 x 8'7 (3.40m x 2.62m)

UPVC double glazed window, central heating radiator.

## Bedroom Three

9'8 x 7'9 (2.95m x 2.36m)

UPVC double glazed window, central heating radiator.

## Bathroom

8'7 x 5'6 (2.62m x 1.68m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush WC, pedestal wash basin and mixer tap, panelled bath with traditional taps, tiled elevations, extractor fan, wood effect lino flooring.

## External

### Rear

Indian stone paving

### Front

Tarmac driveway, paving.



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