



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		
	47	71
EU Directive 2002/91/EC		
England & Wales		

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Rochdale Road East, Heywood, OL10 1QU

Offers In Excess Of £575,000

AN IMPRESSIVE FIVE BEDROOM SEMI-DETACHED FAMILY HOME

Nestled on Rochdale Road East in the charming town of Heywood, this exquisite five-bedroom semi-detached Victorian property is a true gem. Spanning four thoughtfully designed floors, the home has been impressively renovated to an immaculate standard, making it a perfect choice for those seeking a blend of classic elegance and modern convenience.

Upon entering, you are greeted by two inviting reception rooms that exude warmth and character, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the sleek and stylish kitchen, which seamlessly opens into a dining room. With bifolding doors leading to the rear, this space invites an abundance of natural light and offers a delightful view of the garden, perfect for family gatherings or summer barbecues.

The property boasts a stunning family bathroom, designed to provide a tranquil retreat, while the spacious basement level presents exciting renovation potential, allowing you to tailor the space to your family's needs.

This home is ideally suited for a growing family, offering ample space and comfort in a convenient location. With excellent access to commuter routes, reputable schools, and local amenities, it truly represents the dream home for those looking to settle in a vibrant community. Don't miss the opportunity to make this remarkable property your own.

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Rochdale Road East, Heywood, OL10 1QU

Offers In Excess Of £575,000

 5  1  2  E

- Exquisite Semi Detached Property
- Presented to Highest Standard Throughout
- On Street Parking
- EPC Rating E
- Four Bedrooms
- Stunning Dining Kitchen
- Tenure Leasehold
- Four Piece Bathroom Suite
- Immaculate Externals
- Council Tax Band E

Ground Floor

Entrance Hall

25'0 x 6'1 (7.62m x 1.85m)

Composite front door, central heating radiator, radiant floor heating, cornice coving, smoke detector, dado rail, tiled flooring with underfloor heating, doors leading to reception room one, reception room two, kitchen, door to stairs to lower ground floor and stairs to first floor.

Reception Room One

14'9 x 13'10 (4.50m x 4.22m)

UPVC double glazed box bay window and UPVC double glazed window with fitted shutters, central heating radiator, wall inset electric fire, television point, ornate plaster mould ceiling, cornice coving and picture rail.

Reception Room Two

14'0 x 13'10 (4.27m x 4.22m)

UPVC double glazed bay window with fitted shutters, two central heating radiators, radiant floor heating, ornate plaster mould ceiling, cornice coving, picture rail, tiled flooring with underfloor heating and open to kitchen.

Kitchen

17'5 x 15'0 (5.31m x 4.57m)

Two aluminium double glazed windows, base units and full height units with marble work surfaces, central island and breakfast bar with granite work surfaces and waterfall edges, integrated high rise double oven, electric hob and down draft, inset sink with Quooker instant boiling mixer tap, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated full height fridge and freezer, integrated pantry, pop up power socket, charging base, integrated speakers, radiant floor heating and tiled flooring with underfloor heating.

Lower Ground Floor

Basement

Storage.

First Floor

Landing

Velux window, smoke detector, dado rail, doors leading to four bedrooms, family bathroom and stairs to second floor.

Bedroom One

13'11 x 13'5 (4.24m x 4.09m)

UPVC double glazed box bay window with fitted shutters, circular hardwood single glazed leaded window with secondary glazing, central heating radiator, ceiling rose, cornice coving, picture rail and wall mounted fire.

Bedroom Two

14'1 x 13'10 (4.29m x 4.22m)

UPVC double glazed window with fitted shutters, central heating radiator, ceiling rose, cornice coving, picture rail and fitted wardrobes.

Bedroom Four

11'6 x 10'3 (3.51m x 3.12m)

UPVC double glazed window with fitted shutters, central heating radiator, ceiling rose, cornice coving and part wood panelled elevation.

Bedroom Five

9'11 x 6'8 (3.02m x 2.03m)

UPVC double glazed window with fitted shutters, central heating radiator, ceiling rose, cornice coving and fitted wardrobes.

Bathroom

14'10 x 6'9 (4.52m x 2.06m)

UPVC double glazed frosted window, central heated towel rail, dual flush plate WC, two vanity top wash basins with mixer taps, freestanding oval bath with floor mounted mixer tap and rinse head, walk-in direct feed rainfall shower with rinse head, extractor fan, spotlights, partially tiled elevations, part wood panelled elevations and tiled flooring.

Second Floor

Landing

Skylight and door to bedroom three.

Bedroom Three

19'0 x 13'9 (5.79m x 4.19m)

Velux window, central heating radiator, part wood panelled elevation and under eave storage.

External

Rear

Tiled patio, wood cladding fencing, wall mounted fire, door to single garage and gate to front.

Front

Gated garden with Indian stone paving.



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