

Ground Floor

First Floor

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 |           |           |

England & Wales

EU Directive

2002/91/EC

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## Kirkwall Way, Heywood, OL10 3FS

£229,995

STUNNING THREE BEDROOM SEMI DETACHED FAMILY HOME

Nestled in the charming area of Kirkwall Way, Heywood, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts a generous rear garden, ideal for families and those who enjoy outdoor space, providing a wonderful area for children to play or for hosting summer gatherings.

Upon entering, you will find two inviting living areas that create a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The contemporary kitchen diner is a standout feature, designed with modern aesthetics and functionality in mind, making it a delightful space for family meals and socialising with friends.

The property comprises three spacious bedrooms, ensuring ample room for family members or guests. The master bedroom benefits from a modern en suite shower room, adding a touch of luxury and convenience to your daily routine. The family bathroom is well-appointed, catering to the needs of the household with ease.

Additionally, the house includes off-road parking, providing a practical solution for vehicle storage and enhancing the overall appeal of the property. This home is not only a comfortable living space but also a wonderful opportunity for those seeking a family-friendly environment in a desirable location.

# Kirkwall Way, Heywood, OL10 3FS

£229,995

3 2 2 B

- Semi Detached Property
  - Two Reception Rooms
  - Off Road Parking
  - EPC Rating B
- Three Bedrooms
  - Bathroom & En Suite To Main Bedroom
  - Leasehold
- Fitted Kitchen
  - Enclosed Rear Garden
  - Council Tax Band C

## Ground Floor

### Entrance Hallway

5'3 x 3'5 (1.60m x 1.04m)

Composite front entrance door, central heating radiator, spotlights, alarm and doors to two reception rooms.

### Reception Room One

16'2 x 7'8 (4.93m x 2.34m)

UPVC double glazed window, central heating radiator and smoke alarm.

### Reception Room Two

16'2 x 10'3 (4.93m x 3.12m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to the inner hall.

### Inner Hall

6'2 x 5'6 (1.88m x 1.68m)

Central heating radiator, spotlights, wood effect flooring, stairs to the first floor and doors to WC and kitchen.

### WC

5'1 x 3' (1.55m x 0.91m)

Central heating radiator, dual flush WC, wall mounted wash basin, spotlights, extractor fan and tile effect flooring.

### Kitchen

18'10 x 7'8 (5.74m x 2.34m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect surfaces, oven with four ring gas hob, extractor hood, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, Logik boiler, wood effect flooring and UPVC door to the rear.

## First Floor

### Landing

9'10 x 6'4 (3.00m x 1.93m)

Spotlights, loft access, over stairs storage and doors to three bedrooms and bathroom.

### Bedroom One

13'11 x 9'10 (4.24m x 3.00m)

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

## En Suite

6'10 x 4'6 (2.08m x 1.37m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, part tiled elevations, spotlights, extractor fan and lino flooring.

### Bedroom Two

11'3 x 8'10 (3.43m x 2.69m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

9'8 x 7'10 (2.95m x 2.39m)

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

8'8 x 5'8 (2.64m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, spotlights, extractor fan and lino flooring.

## External

### Front

Slate chipped areas and paved driveway providing off road parking.

### Rear

Enclosed laid to lawn garden with stone paving.



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