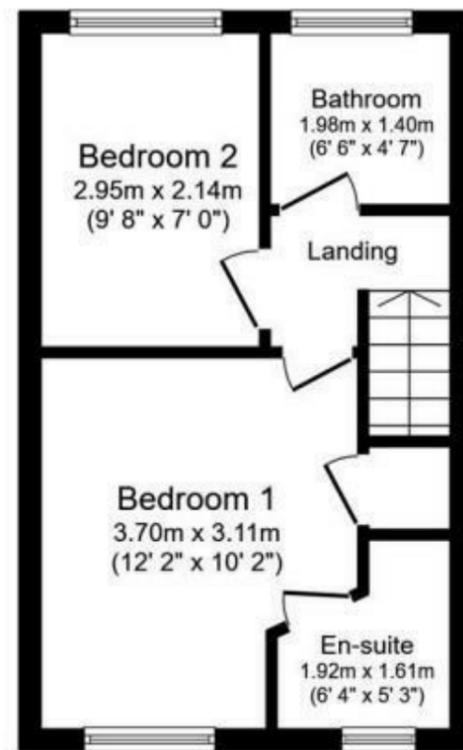


**Ground Floor**  
Floor area 28.6 sq.m. (308 sq.ft.)



**First Floor**  
Floor area 27.2 sq.m. (293 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

## Kinross Avenue, Heywood, OL10 3FX

**£180,000**

Set within a highly regarded residential enclave in Heywood, Kinross Avenue presents an exceptional opportunity to acquire a stylish and immaculately maintained two-bedroom end-terrace residence. The location offers effortless access to an excellent selection of local amenities, including boutique shops, supermarkets and leisure facilities, while the vibrant Heywood town centre lies just moments away. For the commuter, superb transport connections via the M62 and M60 motorway networks ensure seamless travel to Manchester, Rochdale and the wider Greater Manchester region. Reputable primary and secondary schools are conveniently close by, complemented by an array of nearby parks and green spaces, all contributing to the area's enduring appeal and strong sense of community.

The property itself has been thoughtfully designed to offer a harmonious blend of comfort and contemporary living, making it ideally suited to discerning first-time buyers, those seeking to downsize in style, or astute investors. Upon entering, you are welcomed by an elegant living room, perfect for both relaxation and entertaining. To the rear, a modern and well-appointed kitchen/dining space provides an ideal setting for everyday living, complete with direct access to the garden, while a conveniently located ground floor WC enhances practicality.

To the first floor, the accommodation continues to impress with two generously proportioned bedrooms, including a refined principal suite featuring its own private en suite. A sleek and stylish family bathroom, fitted with a quality three-piece suite, serves the remaining accommodation.

Externally, the property enjoys a beautifully maintained rear garden, thoughtfully arranged with both lawn and patio areas to create an inviting space for outdoor dining and leisure, further enhanced by useful side access. To the front, a private driveway provides off-road parking for two vehicles, completing this impressive home of notable quality and appeal.

# Kinross Avenue, Heywood, OL10 3FX

£180,000



- Two Bedrooms
- En-suite
- Council Tax Band - A
- End Of Terrace
- Double Driveway Offering Off-Road Parking
- Well Presented Throughout
- Tenure - Leasehold
- Downstairs W/C
- Rear Garden
- EPC Rating - C

## Reception Room

14'0" x 10'2" (4.29m x 3.11m )

Wood laminate flooring, window to front, radiator, painted and wallpaper walls, storage under stairs.

## Kitchen Diner

13'1" x 7'10" (4m x 2.41m )

Laminate flooring, painted and tiled walls, wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, washing machine, radiator, door to garden, window to rear.

## W/C

Wood laminate flooring, toilet, sink, radiator, painted and tiled walls, window to rear.

## Bedroom One

12'1" x 10'2" (3.7m x 3.11m )

Front facing, window to front, carpet, painted and wood panel feature walls, radiator, storage over stairs, access to en suite.

## Bedroom Two

9'8" x 7'0" (2.95m x 2.14m )

Rear facing, window to rear, carpet, painted walls, loft hatch, radiator.

## Family Bathroom

6'5" x 4'7" ( 1.98m x 1.4m )

Three piece suite, wood laminate flooring, painted and tiled walls, window to rear.

## En-Suite

6'3" x 5'3" (1.92 x 1.61m )

Walk in shower, toilet, sink, window to rear, laminate flooring, radiator, tiled and painted walls.



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