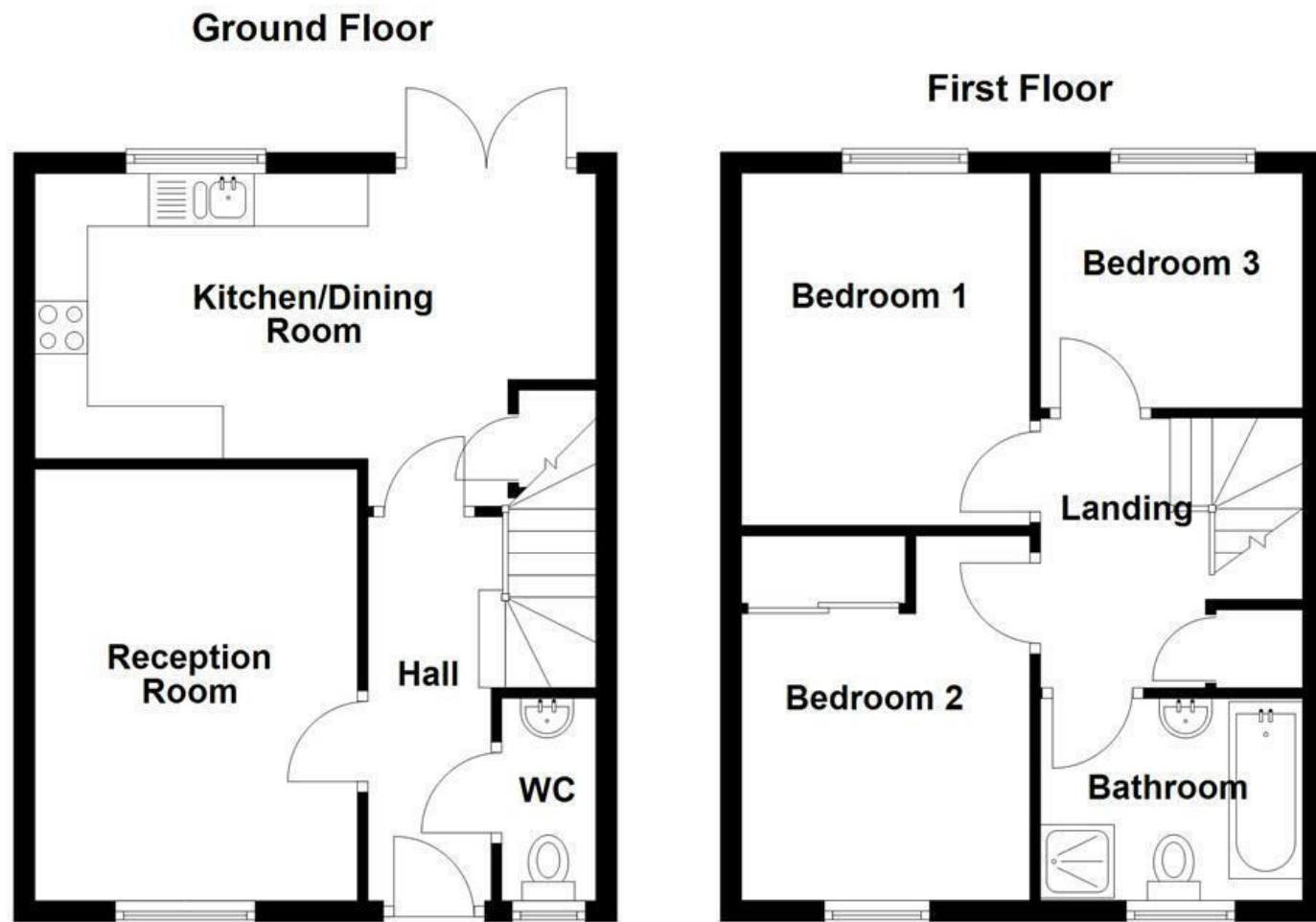




| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          | <b>72</b> | <b>85</b> |
| (81-91) <b>B</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                     |           |           |

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.

## Fustian Avenue, Heywood, OL10 3FN

### £240,000

#### AN IDYLIC SEMI DETACHED FAMILY HOME

Nestled on the desirable Fustian Avenue in Heywood, this impressive semi-detached family home is a true gem, having been meticulously presented and updated to the highest standard. The property boasts immaculate interiors, showcasing modern fixtures and fittings that create a welcoming atmosphere throughout.

Upon entering, you will be greeted by spacious rooms that provide ample living space for the entire family. The open-plan kitchen/dining room is a particular highlight, offering a perfect setting for both everyday meals and entertaining guests. With three generously sized bedrooms, there is plenty of room for relaxation and privacy.

One of the standout features of this home is its rear garden, which is not overlooked, providing a tranquil outdoor space for family gatherings or quiet moments. The generously sized gardens are complemented by ample off-road parking, ensuring convenience for residents and visitors alike.

Situated within a sought-after estate, this property enjoys a prime location that is conveniently close to bus routes, local schools, and various amenities. Additionally, it offers excellent network links to Rochdale, Bury, Manchester, and major motorway connections, making it an ideal choice for commuters.

# Fustian Avenue, Heywood, OL10 3FN

## £240,000

 3  1  1  C

- Semi Detached Property
- Contemporary Fitted Kitchen/Dining Room
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Four Piece Bathroom With Additional Downstairs WC
- Tenure: Leasehold
- One Reception Room
- Enclosed Rear Garden - Not Overlooked
- Council Tax Band: B

### Ground Floor

#### Hall

11'10 x 7'2 (3.61m x 2.18m)  
Composite double glazed frosted entrance door, central heating radiator, smoke alarm, wood effect laminate flooring, stairs to first floor, doors to WC and kitchen/dining room and oak single glaze door to reception room.

#### WC

6'4 x 2'11 (1.93m x 0.89m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate flooring.

#### Reception Room One

13'5 x 10'1 (4.09m x 3.07m)  
UPVC double glazed window, central heating radiator and TV point.

#### Kitchen/Dining Room

17'6 x 10'4 (5.33m x 3.15m)  
UPVC double glazed window, central heating radiator, granite effect wall and base units, marble effect worktops, tiled splash back, one and half bowl stainless steel sink with draining board and mixer tap, integrated electric oven, four burner gas hob, extractor hood, space for American style fridge freezer, integrated washing machine, under stairs storage, wood panel elevation, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'5 x 8'1 (2.57m x 2.46m)  
Loft access, smoke alarm, over stairs storage and doors to three bedrooms and bathroom.

#### Bedroom One

10'10 x 9' (3.30m x 2.74m)  
UPVC double glazed window, central heating radiator, wood panel elevation and TV point.

#### Bedroom Two

11'3 x 9' (3.43m x 2.74m)  
UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

#### Bedroom Three

8'2 x 7'4 (2.49m x 2.24m)  
UPVC double glazed window, central heating radiator and wood panel elevation.

#### Bathroom

8'2 x 6'4 (2.49m x 1.93m)  
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin mixer tap, panel bath with mixer tap and rinse head, direct feed shower in enclosure, extractor fan, tiled effect flooring and tile effect lino flooring.

### External

### Front

Paved courtyard, mature shrubs and off road parking.

### Rear

Enclosed laid to lawn garden, paving and timber storage shed.



Tel: 01706396140

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