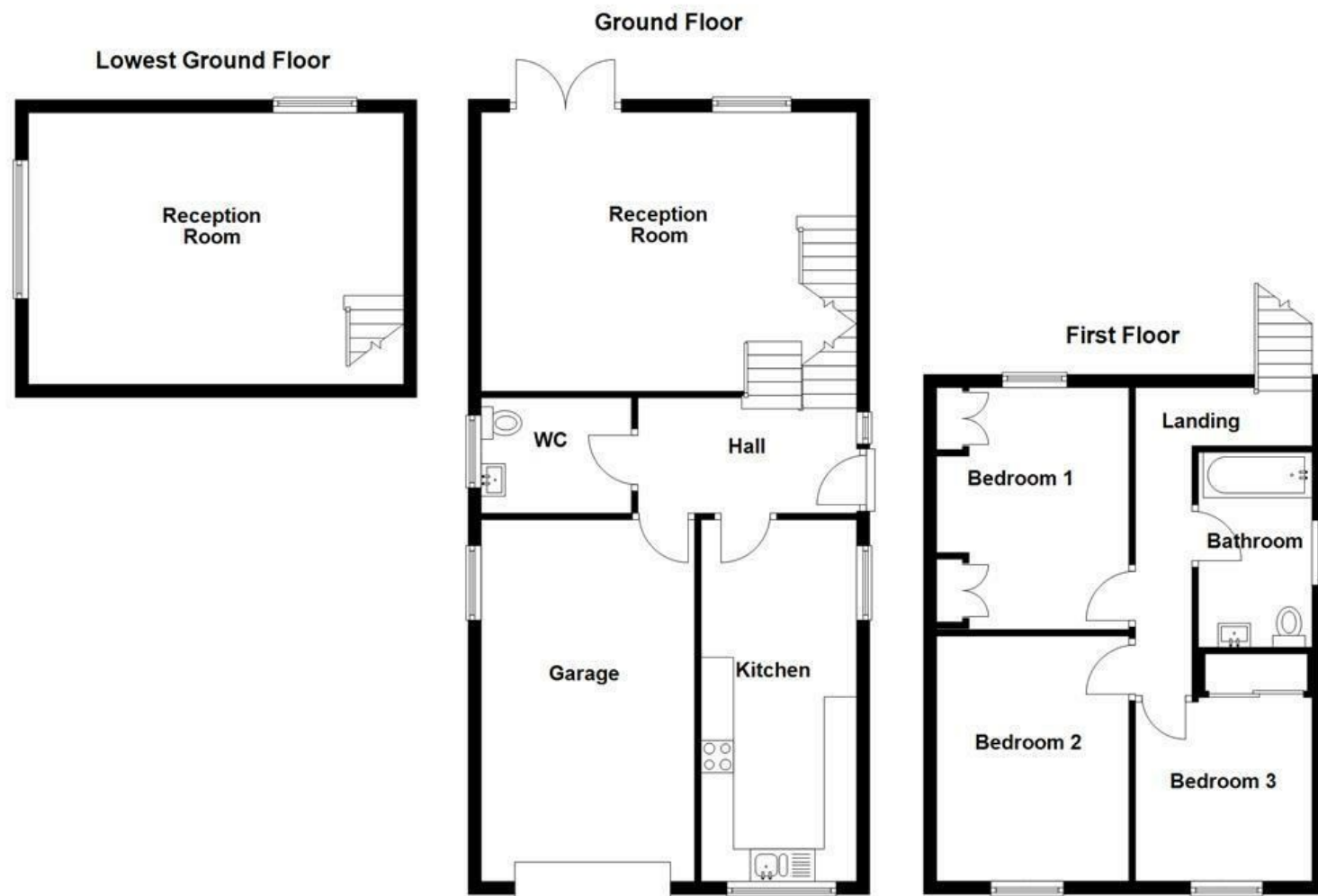




Bury Old Road, Heywood, OL10 3LN

£365,000

AN IDYLIC FAMILY HOME

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and breath-taking, uninterrupted, countryside views, this exceptional four double bedroom detached property is being proudly welcomed to the market in the desirable location of Heywood. A credit to the current owners, this property has been transformed into a stylish and luxurious family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Rochdale, Bury, Manchester and major motorway links. With a fantastic lower ground floor bedroom, integral garage and stunning unique features including an enviable vaulted ceiling within the living room, this property is a one-of-a-kind home perfect for any family truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a contemporary fitted kitchen, integral garage, WC, half staircase to the living room and staircase down to the lower ground floor. The kitchen boasts modern wall and base units and high quality integrated appliances. The lower ground floor benefits from an additional bedroom. The living room houses a staircase to the first floor and French doors out to the rear. The first floor comprises of doors on to three double bedrooms and a modern family bathroom. Externally there is an enclosed garden to the rear with paving, laid to lawn, bedding, mature shrubs and stunning countryside views. To the front there is a driveway for multiple vehicles and access on to the garage.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
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.

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**4****1****1****D**

- Detached Property
 - Contemporary Fitted Kitchen
 - Gated Off Road Parking And Garage
 - EPC Rating: D
- Four Double Bedrooms
 - Three Piece Modern Bathroom
 - Tenure: Freehold
- No Chain Delay
 - Enclosed Rear Gardens
 - Council Tax Band: E

Ground Floor

Hall

11'1 x 5'10 (3.38m x 1.78m)
Composite double glazed frosted leaded entrance door, UPVC double glazed frosted window, smoke alarm, wood effect laminate floor, half staircase to reception room one, stairs to lower ground floor and oak doors to kitchen, garage and WC.

Kitchen

18'4 x 7'11 (5.59m x 2.41m)
Two UPVC double glazed windows, central heating radiator, spotlights, panel wall and base units, solid wood worktops, tiled splash back, one and half bowl composite sink with draining board and mixer tap, integrated electric double oven in high rise unit, four ring induction hob, extractor hood, space for American style fridge freezer, integrated microwave, integrated dishwasher and wood effect laminate flooring.

Garage

18'4 x 10'10 (5.59m x 3.30m)
Up and over garage door, UPVC double glazed window, power, lighting, plumbing for washing machine, space for dryer and Baxi boil.

WC

7'10 x 5'11 (2.39m x 1.80m)
UPVC double glazed frosted window, dual flush WC, vanity top wash basin with mixer tap, wood panel elevation and wood effect laminate floor.

Reception Room One

19'3 x 14'2 (5.87m x 4.32m)
UPVC double glazed window, central heating radiator, ceiling rose, vaulted ceiling with UPVC double glaze window, two feature wall lights, tiled fireplace, TV point, stairs to first floor and UPVC double glazed French doors to rear.

Lower Ground Floor

Bedroom Four

19'3 x 13'8 (5.87m x 4.17m)
Two UPVC double glazed windows and two central heating radiators.

First Floor

Landing

15'3 x 9'2 (4.65m x 2.79m)
Smoke alarm, loft access, three feature wall lights and oak doors to three bedrooms and bathroom.

Bedroom One

12'2 x 9'9 (3.71m x 2.97m)
UPVC double glazed window, central heating radiator, spotlights and fitted wardrobes.

Bedroom Two

12'5 x 9'9 (3.78m x 2.97m)
UPVC double glazed window, central heating radiator, spotlights and hardwood flooring.

Bedroom Three

11'6 x 9'2 (3.51m x 2.79m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

9'11 x 5'9 (3.02m x 1.75m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower and rinse head over, extractor fan, tiled elevation and tiled floor.

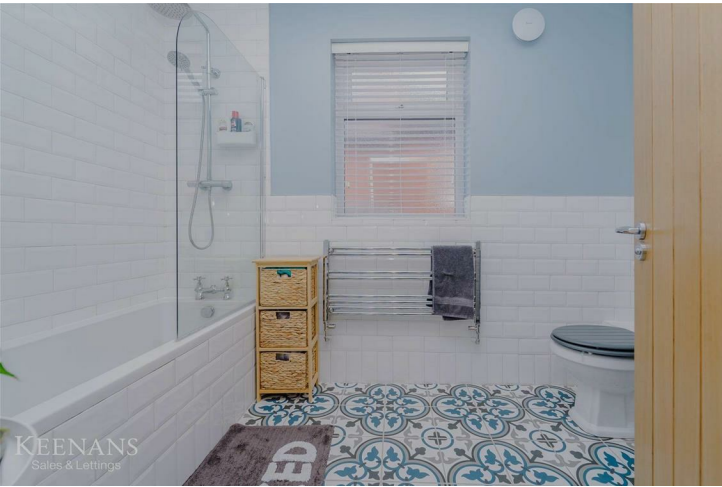
External

Front

Gated off road parking and access to garage.

Rear

Tiered garden, laid to lawn, paving, bedding areas and mature shrubs.



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