



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		
England & Wales	EU Directive 2002/91/EC	

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Promenade Street, Heywood, OL10 4EB

Offers Over £230,000

EXCEPTIONAL TOWNHOUSE FAMILY HOME

Situated on Promenade Street in the town of Heywood, this spacious townhouse offers a delightful blend of modern living and family comfort. Spanning three floors, the property boasts four well-proportioned bedrooms, making it an ideal family home. The two bathrooms provide ample convenience for busy mornings and family life.

The heart of the home is undoubtedly the modern fitted kitchen, which is designed to cater to all your culinary needs. Its contemporary style and functionality make it a perfect space for both cooking and entertaining. Adjacent to the kitchen, the reception room offers a welcoming area for relaxation and social gatherings.

Outside, the low maintenance rear garden presents a tranquil retreat, perfect for enjoying sunny afternoons or hosting barbecues with family and friends. Additionally, the property features off-road parking, complete with an electric vehicle charging point, ensuring that your modern lifestyle is well accommodated.

This townhouse is not just a house; it is a home that promises comfort, convenience, and a sense of community. With its prime location in Heywood, you will find yourself close to local amenities. Notably, the house is located within the catchment area and within walking distance of a primary school rated Outstanding, making it an excellent choice for families seeking high-quality education for their children. Don't miss the opportunity to make this lovely property your own.

Promenade Street, Heywood, OL10 4EB

Offers Over £230,000



- Exceptional Townhouse Property
- Spread Across Three Floors
- Off Road Parking and EV Charging Point
- EPC Rating TBC
- Four Bedrooms
- Modern Fitted Kitchen
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

10'3 x 3'10 (3.12m x 1.17m)
Composite double glazed frosted front door, central heating radiator, wood effect flooring, doors leading to WC, reception room and stairs to first floor.

WC

6'10 x 3'10 (2.08m x 1.17m)
Pedestal wash basin with mixer tap, low basin WC, extractor fan, tiled elevations, spotlights and wood effect flooring.

Reception Room

18'9 x 14'9 (5.72m x 4.50m)
UPVC double glazed window, central heating radiator, television point, spotlights, door to under stairs storage, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

10'2 x 6'11 (3.10m x 2.11m)
UPVC double glazed window, central heating radiator, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, stainless steel splashback, integrated fridge freezer, plumbing for washing machine, extractor fan, spotlights and wood effect flooring.

First Floor

Landing

11'6 x 7'1 (3.51m x 2.16m)
Spotlights, doors leading to three bedrooms, bathroom and stairs to second floor.

Bedroom Two

14'8 x 8'10 (4.47m x 2.69m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'5 x 7'2 (3.78m x 2.18m)
UPVC double glazed window and central heating radiator.

Bedroom Four

7'1 x 6'9 (2.16m x 2.06m)
UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 7'2 (2.21m x 2.18m)
Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and tiled effect flooring.

Second Floor

Landing

Door to bedroom one.

Bedroom One

12'8 x 11'2 (3.86m x 3.40m)
Velux window, central heating radiator and door to en suite.

En Suite

13'1 x 4'1 (3.99m x 1.24m)
Central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, direct feed shower enclosed with rinse head, partially tiled elevations, spotlights and tiled effect flooring.

External

Rear

Enclosed garden with artificial lawn and storage shed.

Front

Tarmac driveway and EV charging point.



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