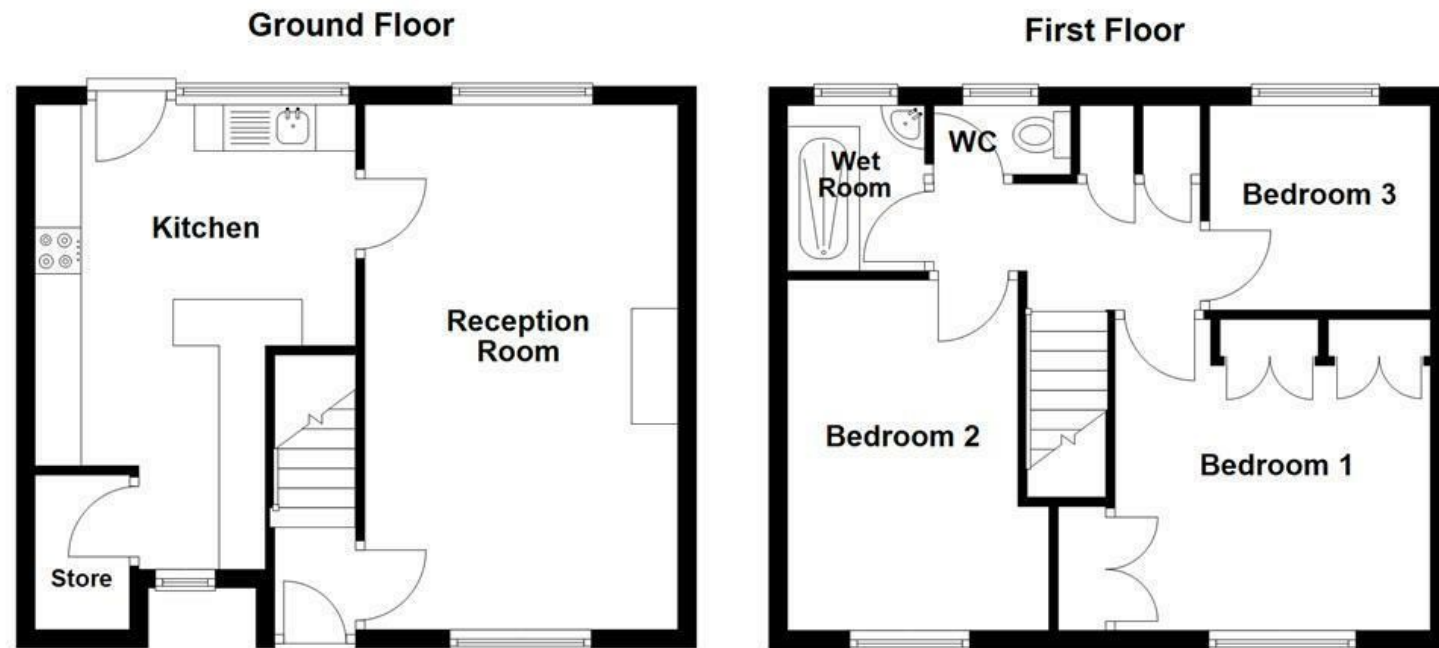




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Lewis Drive, Heywood, OL10 3NA

Offers Over £170,000

SPACIOUS END TERRACE HOME

Situated on Lewis Drive in the charming town of Heywood, this immaculate end terrace house presents an exceptional opportunity for those seeking a comfortable and spacious family home. Boasting an abundance of living space, the property features a welcoming reception room that is perfect for both relaxation and entertaining.

The house comprises three well-proportioned bedrooms, providing ample accommodation for families or those wishing to have a guest room. The modern wet room, complemented by a separate WC, ensures convenience and comfort for all residents.

Set on an extensive plot, the property benefits from delightful gardens to both the front and rear, offering a serene outdoor space for leisure and recreation. Additionally, the gated off-road parking adds a layer of security and ease, making this home not only practical but also highly desirable.

This end terrace property is a true gem, combining modern amenities with a warm and inviting atmosphere. It is ideally suited for families or individuals looking for a peaceful retreat in a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

Lewis Drive, Heywood, OL10 3NA

Offers Over £170,000

 3  1  1  D

- Spacious End Terrace Property
 - Fitted Kitchen
 - Off Road Parking
 - EPC Rating D
- Three Bedrooms
 - Bursting with Character
 - Tenure Freehold
- Modern Two Piece Shower Room and WC
 - Extensive Plot
 - Council Tax Band A

Ground Floor

Entrance Hall

UPVC double glazed frosted front door and window, door to reception room and stairs to first floor.

Reception Room

18'8" x 11'1" (5.7m x 3.4m)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, electric fire with marble hearth and surround, television point, partial exposed brick elevation and door to kitchen.

Kitchen

11'5" x 16'4" (3.5m x 5m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with laminate work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood, breakfast bar, space for fridge freezer, plumbing for washing machine, tiled effect vinyl flooring, door to storage and UPVC double glazed frosted door to rear.

First Floor

Landing

Doors leading to three bedrooms, bathroom, WC and storage.

Bedroom One

11'1" x 10'9" (3.4m x 3.3m)

UPVC double glazed window, central heating radiator, fitted wardrobes and over stairs storage.

Bedroom Two

9'10" x 13'1" (3m x 4m)

UPVC double glazed window and central heating radiator.

Bedroom Three

7'2" x 7'10" (2.2m x 2.4m)

UPVC double glazed window, central heating radiator and partial wood panelled elevation.

Wet Room

5'2" x 4'7" (1.6m x 1.4m)

UPVC double glazed frosted window, central heated towel rail, vanity top wash basin with mixer tap, walk-in direct feed shower, tiled elevations and tiled flooring.

WC

4'11" x 5'2" (1.5m x 1.6m)

UPVC double glazed frosted window and low basin WC.

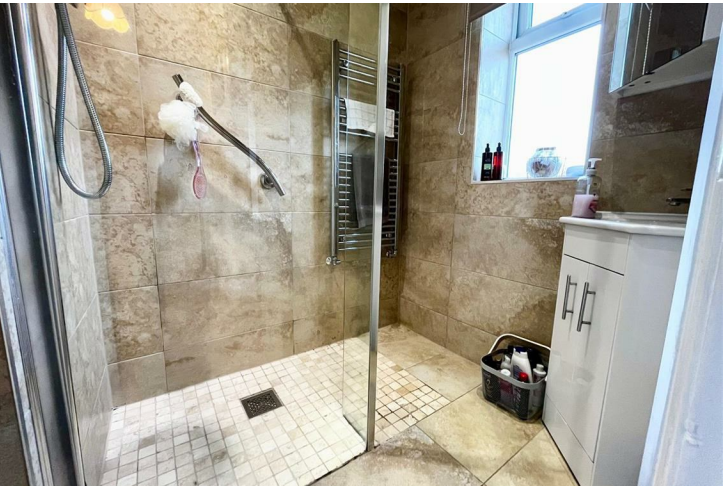
External

Rear

Enclosed garden with laid to lawn, paving, bedding areas, mature shrubbery and gated off road parking.

Front

Laid to lawn garden, paving, bedding areas and mature shrubbery.



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