



| Energy Efficiency Rating                    |         |           |  |  |
|---------------------------------------------|---------|-----------|--|--|
|                                             | Current | Potential |  |  |
| Very energy efficient - lower running costs |         |           |  |  |
| (92 plus) A                                 | 89      | 89        |  |  |
| (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                     |         |           |  |  |

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.

## Weaver Close, Heywood, OL10 3FH

### Guide Price £275,000

#### THE PERFECT FAMILY HOME

Nestled in the desirable location of Weaver Close, Heywood, this outstanding detached house offers a perfect blend of modern living and spacious comfort. Built in 2015, the property offers an impressive floorplan and boasts an array of stunning features and contemporary fixtures that are sure to impress.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The heart of the property is undoubtedly the fantastic open plan kitchen diner, which provides an ideal space for family gatherings and entertaining guests. With four generously sized bedrooms, there is ample room for a growing family, ensuring everyone has their own personal space.

The property also includes two well-appointed bathrooms, making morning routines a breeze. The neutral decoration throughout serves as a blank canvas, allowing potential buyers to infuse their own style and personality into the home.

Outside, the property is equally impressive, featuring garden space both at the front and rear, perfect for outdoor activities or simply enjoying the fresh air. Off-road parking is available, along with access to a detached garage, providing additional storage or workshop space.

# Weaver Close, Heywood, OL10 3FH

## Guide Price £275,000

 4  2  1  B

- Tenure Leasehold
  - Off Road Parking
  - Viewing Essential
  - Easy Access To Major Network Links
- Council Tax Band D
  - Four Generously Sized Bedrooms
  - Low Maintenance Garden Space
- EPC Rating B
  - Ideal Family Home
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

11'9 x 7'3 (3.58m x 2.21m)

Central heating radiator, smoke alarm, wood effect laminate flooring, doors to reception room, kitchen/dining area and WC, stairs to first floor.

#### WC

6'3 x 3'1 (1.91m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled effect lino flooring.

#### Reception Room

14'9 x 10'1 (4.50m x 3.07m)

UPVC double glazed window, central heating radiator, television point, electric fire with granite effect hearth and surround.

#### Kitchen/Dining Area

17'8 x 16'3 (5.38m x 4.95m)

Three Velux windows, two UPVC double glazed windows, central heating radiator, range of mixed gloss and wood effect wall and base units, slate effect surface, stainless steel splash back, stainless steel one and a half sink and drainer with mixer tap, integrated electric double oven, five ring gas hob, extractor hood, integrated fridge freezer, spotlights, under stairs storage with plumbing for washing machine, wood effect laminate flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

8'4 x 8'2 (2.54m x 2.49m)

Doors to three bedrooms and bathroom.

#### Bedroom Two

10'9 x 8'11 (3.28m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bedroom Three

10'4 x 8'11 (3.15m x 2.72m)

UPVC double glazed window and central heating radiator.

#### Bedroom Four

8'4 x 6'5 (2.54m x 1.96m)

UPVC double glazed window and central heating radiator.

#### Bathroom

8'4 x 6'3 (2.54m x 1.91m)

UPVC double glazed frosted window, central heating towel rail, direct feed shower enclosure, dual flush WC, panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevation, spotlights, extractor fan and tiled effect flooring.

### Second Floor

### Landing

7'5 x 6'9 (2.26m x 2.06m)

Velux window, central heating radiator, eave storage, storage cupboard and door to bedroom one.

### Bedroom One

17'8 x 14' (5.38m x 4.27m)

Six Velux windows, central heating radiator, two fitted wardrobes, television point and door to en suite.

### En Suite

9'10 x 4'3 (3.00m x 1.30m)

Velux window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, tiled elevation, spotlights, extractor fan and wood effect flooring.

### External

#### Rear

Enclosed garden with paving, stone chippings and pergola.

#### Front

Stone chipped garden with off road parking.



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