



Newlands, 106 Manchester Road, Heywood, OL10 2PN

Offers In Excess Of £570,000

AN IMPRESSIVE PERIOD PROPERTY

Newlands built in 1927 is an imposing semi-detached house situated in a prime location in Hopwood. This property spans a stunning 1959 square feet and is a fantastic example of a period home being able to retain its original characteristics whilst embracing modern family living.

Two generous sized reception rooms are accessed from the welcoming hallway, which further leads to the large open plan kitchen/diner/family room. This space has previously been extended to create a bright and modern atmosphere with bi-fold doors that open the whole area up to the outside patio and garden. The lovely large, bespoke fitted kitchen is a perfect addition to this impressive room.

The house has four well-proportioned bedrooms, 2 with fitted bedroom furniture and a stylish bathroom that has under floor heating. The attention to detail is evident throughout, with modern fixtures and fittings complementing the beautiful original features.

The property has generous off-road parking with a large driveway and garden at the front of the house. At the rear of the property is a beautifully established large garden with plenty of space for outdoor entertaining and family enjoyment. The cellar space has ample storage providing further versatility to the home and the large plot does open up the possibility for further development.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
EU Directive 2002/91/EC		
England & Wales		

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 4  1  2  C

- Exquisite Semi Detached Property
- Stunning Open Plan Kitchen/Family Room
- Ample Off Road Parking
- EPC Rating C
- Four Spacious Bedrooms
- Presented to Highest Standard Throughout
- Tenure Leasehold
- Four Piece Bathroom Suite
- Extensive Plot with Gardens to Front and Rear
- Council Tax Band E

Ground Floor

Entrance Vestibule

5'3 x 3'6 (1.60m x 1.07m)

Hardwood single glazed leaded front door, coving, picture rail, dado rail, tiled elevations, original tiled flooring and original hardwood stained glass door to hall.

Hall

25'0 x 6'4 (7.62m x 1.93m)

Karndeane wood effect flooring, glazed hardwood doors leading to reception room one, reception room two, kitchen/family room and stairs to the lower ground floor plus stairs to the first floor. Central heating radiator, panelling, coving, dado rail, picture rail & corbel.

Reception Room One

16'8 x 15'0 (5.08m x 4.57m)

UPVC double glazed glass box window with original part stain glass features, cast iron central heating radiator, gas cast iron open coal fire with limestone hearth and surround, coving, ceiling rose, picture rail and television point.

Reception Room Two

16'6 x 14'5 (5.03m x 4.39m)

UPVC double glazed glass box window with original part stain glass features, central heating radiator, coving, picture rail, gas cast iron open coal fire with granite hearth and dark wood surround, television point and Karndeane wood effect flooring.

Open Plan Kitchen/Family Room

29'8 x 21'5 (9.04m x 6.53m)

UPVC double glazed window, three Velux windows, two central heating radiators, range of bespoke handmade solid wood panelled wall and base units with cashmere white granite work surfaces and splashback, inset one and a half bowl stainless steel sink with mixer tap, inset ceramic sink with mixer tap and Quooker boiling water tap, integrated full length Miele fridge and freezer, integrated high rise double Neff oven, five ring gas hob and extractor hood, integrated Neff dishwasher and fridge, central island and breakfast bar with pop-up power sockets, under unit lighting, television point, tiled flooring with two zone underfloor heating, single glazed door to utility, composite double glazed frosted door to side elevation and aluminium double glazed bi-folding doors to rear with integrated blinds.

Utility

6'8 x 4'10 (2.03m x 1.47m)

UPVC double glazed frosted window, range of solid wood panelled wall and base units with cashmere white granite work surfaces, inset stainless steel sink with mixer tap, plumbing for washing machine, space for dryer, smoke detector, spotlights and tiled flooring.

Lower Ground Floor

Cellar Room One

13'8 x 6'1 (4.17m x 1.85m)

Power, lighting, electric meters and door to cellar room two.

Cellar Room Two

17'1 x 14'1 (5.21m x 4.29m)

Power, lighting, Worcester combi boiler, composite doors to stairs to side elevation, open to store room.

Store

6'4 x 6'2 (1.93m x 1.88m)

Original coal shoot.

First Floor

Landing

21'7 x 13'6 (6.58m x 4.11m)

Two skylights, central heating radiator, coving, panelling picture rail, dado rail, hardwood doors leading to four bedrooms, bathroom and separate W.C.

Bedroom One

16'8 x 14'4 (5.08m x 4.37m)

UPVC double glazed leaded part stained glass box window, central heating radiator, coving and picture rail.

Bedroom Two

16'10 x 13'3 (5.13m x 4.04m)

UPVC double glazed leaded part stained glass box window, central heating radiator, coving, fitted wardrobes and shelving, spotlights and Karndeane tiled effect flooring.

Bedroom Three

10'5 x 10'4 (3.18m x 3.15m)

UPVC double glazed sash window, central heating radiator, coving, fitted wardrobe and shelving with Karndeane wood effect flooring.

Bedroom Four

10'6 x 7'1 (3.20m x 2.16m)

UPVC double glazed part stain glass window, central heating radiator, coving, picture rail and wood effect laminate flooring.

Bathroom

10'5 x 6'3 (3.18m x 1.91m)

UPVC double glazed frosted window, central heating radiator with heated towel rail, tiled panel bath with mixer tap and rinse head, dual flush WC, wall mounted wash basin with mixer tap, corner double direct feed rainfall shower enclosed with rinse head, tiled elevations, PVC to ceiling, spotlights, extractor fan and Karndeane wood effect flooring with underfloor heating.

WC

3'4 x 2'11 (1.02m x 0.89m)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin with traditional taps, tiled elevations and Karndeane wood effect flooring.

External

Rear

Enclosed laid to lawn garden with elevates patio area, bedding areas, assorted trees, mature shrubbery, power, timber storage shed and access to driveway.

Front

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



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