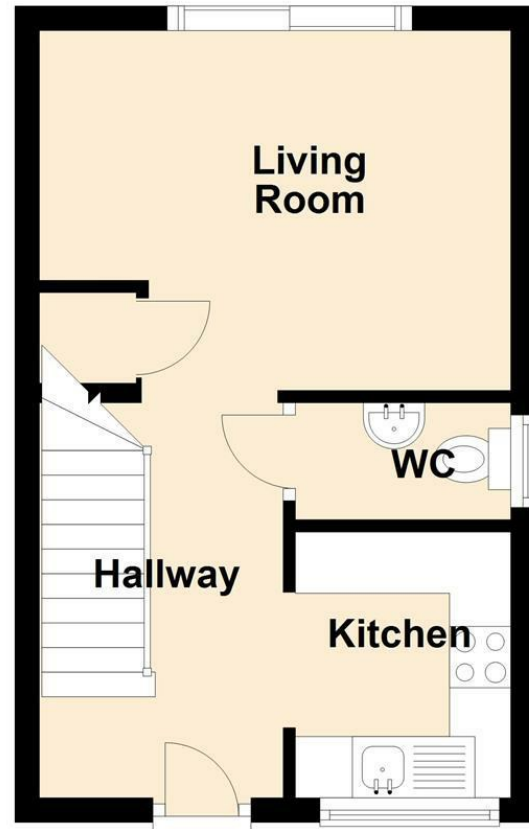


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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	

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.



Victory Way, Heywood, OL10 3HQ

£180,000

BEAUTIFULLY PRESENTED TWO BEDROOMED SEMI WITH LARGE REAR GARDEN

If you are looking for your first step onto the property ladder, or perhaps a cosy abode as a downsize, then look no further. This immaculately presented newly constructed home offers ample living accommodation for a couple or small family. Based on a small residential development in the ever popular town of Heywood, Rochdale, within close proximity to local amenities, schools and transport links, this beautiful home is a credit to its current occupants and simply must be viewed to appreciate the space on offer.

The property comprises briefly to the ground floor of; entrance hallway with open access to the modern kitchen facility and further access to the spacious lounge, ground floor WC and stairs to the first floor. To the first floor are two sizeable double bedrooms, both with fitted storage, as well as a well maintained three-piece family bathroom suite. Externally, the property boasts a driveway providing off road parking to the front elevation, with paved and gated access via the side elevation. To the rear, is a large enclosed mainly laid to lawn garden area with patio.

For more information or to make arrangements to view, please contact the team at Keenans Rochdale today.

Victory Way, Heywood, OL10 3HQ

£180,000

 **2**  **1**  **1**  **B**

- Ideal First Time Buy
 - Freehold
 - Large Rear Garden
 - Highly Sought After Location
- Spacious Lounge / Dining Area
 - Three-piece Bathroom
 - Off Road Parking
- Modern Kitchen
 - Ground Floor WC
 - Immaculately Presented

Internal

Council Tax Band B.

Ground Floor

Entrance Hallway

Central light point, central heating radiator, stairs to the first floor, open access to kitchen and open access to lounge, door providing access to ground floor WC.

Lounge

13'0 x 12'18 (3.96m x 3.66m)

UPVC double glazed window to side elevation, central light point, central heating radiator, fitted under stair storage cupboard, television point and patio doors leading to rear elevation.

Kitchen

8'25 x 7'00 (2.44m x 2.13m)

A range of floor and wall based units with integrated appliances, including fridge freezer, oven with four ring gas hob with extractor hood. Sink with drainer and mixer tap, plumbing for washing machine and UPVC double glazed window to front elevation.

WC / Cloakroom

6'42 x 3'46 (1.83m x 0.91m)

UPVC double glazed window to side elevation, central light point, central heating radiator, low level WC and pedestal wash basin.

First Floor

Central light point, loft access and doors providing access to two bedrooms and family bathroom suite.

Bedroom One

11'10 x 8'85 (to wardrobes) (3.61m x 2.44m (to wardrobes))

UPVC double glazed window to rear elevation, central light point, central heating radiator and fitted wardrobe units.

Bedroom Two

13'00 x 7'86 (3.96m x 2.13m)

UPVC double glazed window to front elevation, central light point, central heating radiator and fitted over stair storage cupboard.

Bathroom

7'7 x 6'27 (2.31m x 1.83m)

UPVC double glazed frosted window to side elevation, central heating radiator, a three-piece suite comprising of panelled bath with overhead shower feed and glass shower screen, low level WC and pedestal wash basin.

External

Front

Driveway providing off road parking, mature shrubs to border and pathway leading to side elevation.

Rear

An enclosed mainly laid to lawn garden with patio area and gated access to front elevation.

Agents Notes

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www.keenans-estateagents.co.uk