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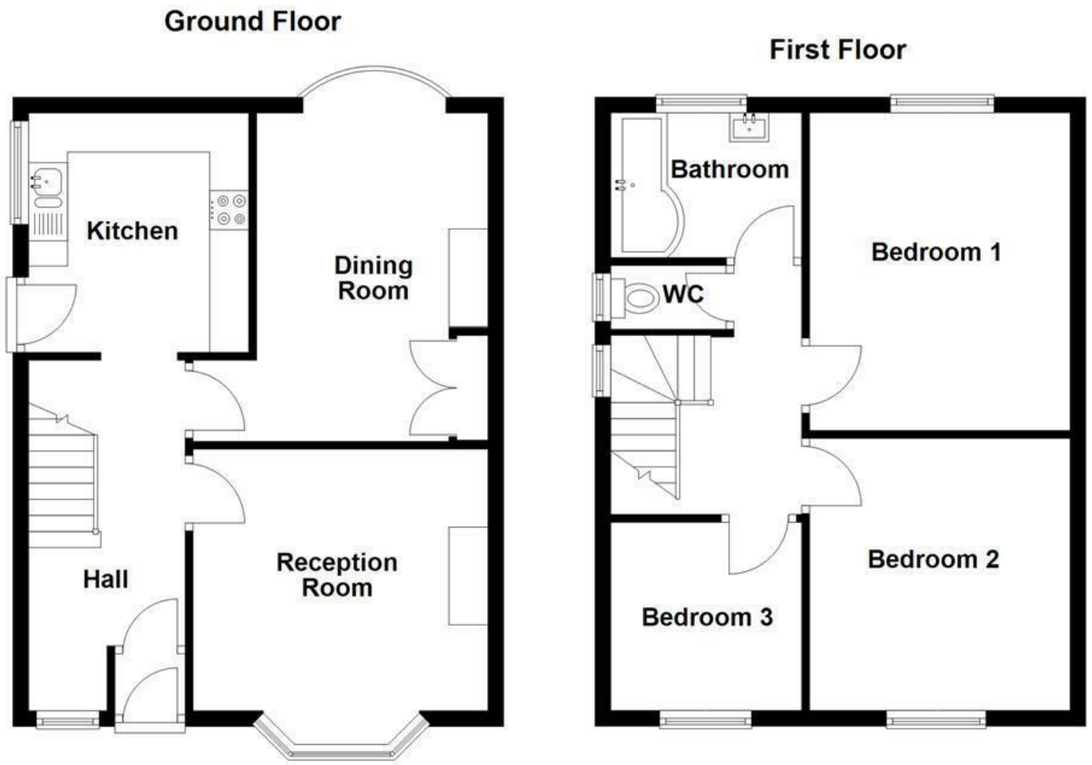


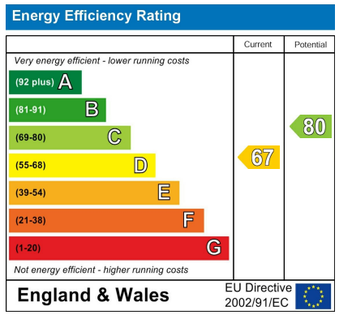


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# Bury Old Road, Heywood, OL10 3JD

## Offers In Excess Of £260,000

AN EXCEPTIONAL FAMILY HOME

Nestled on Bury Old Road in the charming town of Heywood, this exceptional semi-detached family home is a true gem. With its immaculate presentation and modern fixtures, this property has been thoughtfully updated to meet the needs of contemporary living.

As you step inside, you will be greeted by stylish interiors that create a warm and inviting atmosphere. The home boasts two spacious living areas, perfect for family gatherings or quiet evenings in. The modern fitted appliances in the kitchen make cooking a delight, ensuring that this space is both functional and aesthetically pleasing.

One of the standout features of this property is the generously sized garden, providing ample outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air. Additionally, the home offers ample off-road parking, a valuable asset in today's busy world.

Situated in one of the most desirable locations, this property is not only a beautiful home but also a convenient one. It is ready for you to move straight in, making it the perfect choice for families seeking a blend of comfort and modern living.

# Bury Old Road, Heywood, OL10 3JD

## Offers In Excess Of £260,000

3 1 2 D

- Immaculate Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Two Piece Bathroom Suite and Separate WC
- Stunning Rear Garden
- Council Tax Band C

## Ground Floor

### Entrance Vestibule

2'11 x 2'4 (0.89m x 0.71m )

Composite double glazed frosted front door, picture rail, wood effect laminate flooring and oak door to hall.

### Hall

14'9 x 6'7 (4.50m x 2.01m )

UPVC double glazed window, upright central heating radiator, coving, picture rail, meter cupboard, wood effect laminate flooring, open to kitchen, oak doors leading to reception room, dining room and stairs to first floor.

### Reception Room

13'6 x 12'5 (4.11m x 3.78m )

UPVC double glazed bay window, central heating radiator, coving, picture rail, electric fire with limestone effect hearth and surround, television point and wood effect laminate flooring.

### Dining Room

15'4 x 12'5 (4.67m x 3.78m)

UPVC double glazed bow window with integrated seating, upright central heating radiator, coving, picture rail, ceiling fan, electric fire, integrated alcove storage, television point and wood effect laminate flooring.

### Kitchen

12'2 x 7'8 (3.71m x 2.34m)

Two UPVC double glazed windows, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite one and a half bowl sink and drainer with high spout spring mixer tap, integrated oven with four ring gas hob and extractor hood, integrated fridge, integrated freezer, integrated dishwasher, boiler enclosed, plumbing for washing machine, tiled flooring and UPVC double glazed frosted stable door to rear.

## First Floor

### Landing

9'5 x 7'7 (2.87m x 2.31m )

UPVC double glazed window, picture rail, loft access, doors leading to three bedrooms, bathroom and WC.

### Bedroom One

12'1 x 11'4 (3.68m x 3.45m)

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Two

11'5 x 11'4 (3.48m x 3.45m)

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Three

7'10 x 7'7 (2.39m x 2.31m )

UPVC double glazed window, central heating radiator and picture rail.

### Bathroom

7'7 x 6'0 (2.31m x 1.83m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, L-shaped panel bath with mixer tap, overhead direct feed rainfall shower and rinse head, PVC panelled elevations, PVC panelling to ceiling, spotlights, inset shelving with spotlights and marble effect vinyl flooring.

### WC

4'10 x 2'5 (1.47m x 0.74m )

UPVC double glazed frosted leaded window, dado rail, dual flush WC and tiled effect lino flooring.

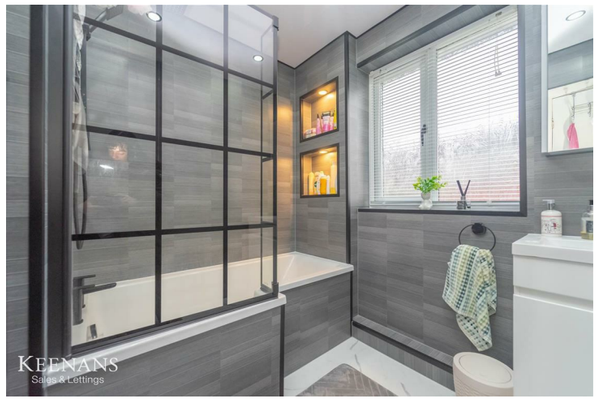
## External

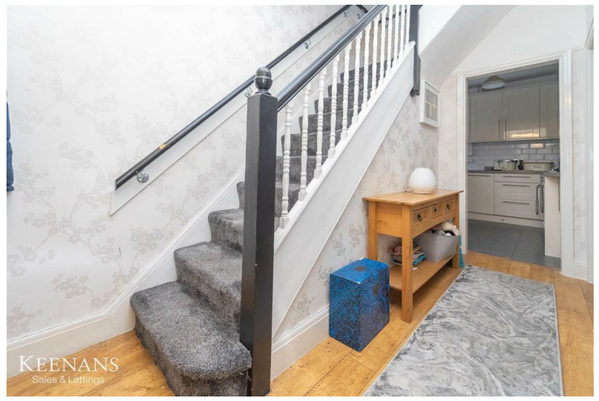
### Rear

Tiered garden with paving, laid to lawn, slate chipping and bedding.

### Front

Steps to front entrance door and tarmac driveway.



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