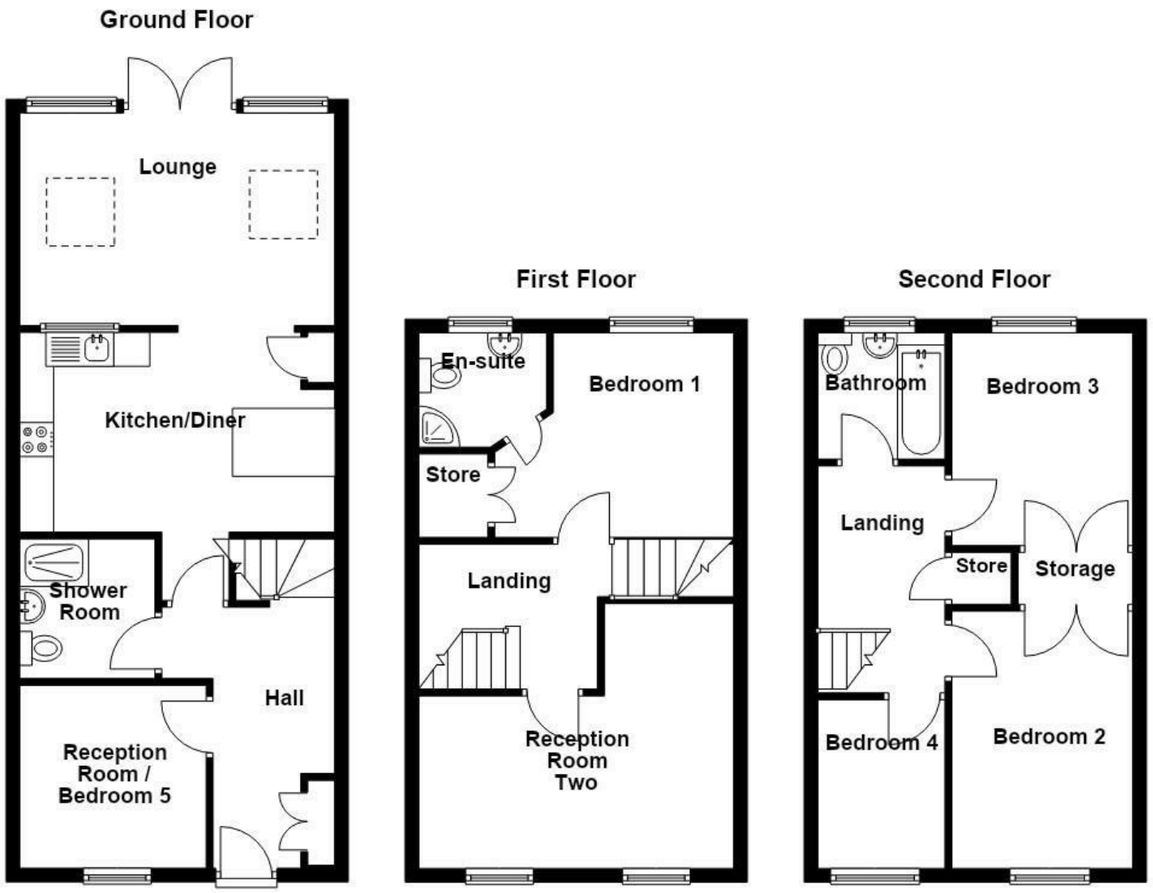
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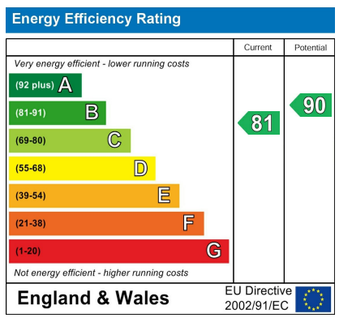












Tangmere Avenue, Heywood, OL10 2WA

£325,000

CHARMING TOWN HOUSE - IDEAL FOR FAMILIES OR UPSIZERS

This delightful three-storey terraced home offers a perfect blend of modern living and comfortable space, making it an ideal choice for families or those seeking a stylish residence.

As you enter the property, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern finishes throughout the home create a contemporary atmosphere, ensuring that you feel right at home from the moment you step inside.

The townhouse boasts four well-proportioned bedrooms, providing plenty of room for family members or guests. Each bedroom is designed to offer comfort and privacy, making it easy to unwind after a long day. Additionally, the property features two bathrooms, which are thoughtfully placed to accommodate the needs of a busy household.

One of the standout features of this home is the lovely lounge, which serves as a bright and airy space to enjoy the garden views or simply bask in the sunlight. This versatile area can be used for various purposes, whether as a playroom, a home office, or a tranquil reading nook.

Situated in a convenient location, this townhouse is close to local amenities, schools, and parks, making it an excellent choice for families. With its modern design and spacious layout, Tangmere Avenue is a property that truly deserves your attention. Don't miss the opportunity to make this wonderful house your new home.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Tangmere Avenue, Heywood, OL10 2WA

£325,000

4 3 2 B

- Townhouse Set Over Three Floors
- Two Reception Rooms & Study
- Off Road Parking For Two Cars At The Rear
- EPC Rating B
- Four/Five Bedrooms
- En Suite To Main Bedroom
- Freehold
- Open Plan Dining Kitchen
- Low Maintenance Garden
- Council Tax Band D

Ground Floor

Entrance Hallway

17 x 10'2 (5.18m x 3.10m)

Composite front entrance door, central heating radiator, wood effect laminate flooring, stairs to the first floor and doors to study, shower room and kitchen.

5th Bedroom / Reception Room

9'7 x 8'9 (2.92m x 2.67m)

UPVC double glazed window, central heating radiator and wood effect laminate flooring.

Shower Room

7 x 6'8 (2.13m x 2.03m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, walk in direct feed shower, spotlights, extractor fan, PVC panelled elevations and tiled flooring

Kitchen

14'9 x 9'7 (4.50m x 2.92m)

Central heating radiator, a range of panelled wall and base units with laminate surfaces, ceramic sink with drainer and mixer tap, four ring gas hob, electric oven, extractor hood, plumbing for washing machine, space for fridge freezer, lino flooring, under stairs storage, open to the garden room.

Lounge

14'9 x 10'2 (4.50m x 3.10m)

Two Skylights, central heating radiator, TV point, spotlights, tiled flooring , UPVC double glazed French doors to rear.

First Floor

Landing

14'9 x 7'3 (4.50m x 2.21m)

Stairs to the second floor and doors to reception room and bedroom one.

Reception Room

14'9 x 11'9 (4.50m x 3.58m)

UPVC double glazed window, central heating radiator and television point.

Bedroom One

12 x 9'9 (3.66m x 2.97m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

5'6 x 5'1 (1.68m x 1.55m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower, extractor fan, PVC panelled elevations and lino flooring.

Second Floor

Landing

11'7 x 6'7 (3.53m x 2.01m)

Doors to three bedrooms and bathroom.

Bedroom Two

12'3 x 7'8 (3.73m x 2.34m)

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

Bedroom Three

9'6 x 7'8 (2.90m x 2.34m)

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

Bedroom Four

8'9 x 6'7 (2.67m x 2.01m)

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

Bathroom

6'7 x 5'4 (2.01m x 1.63m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and direct feed shower overhead, part tiled elevations, extractor fan, shaver point and lino flooring.

External

Front

Stone chipped bedding area.

Rear

Block paved area with raised flower beds and off road parking for two cars.

















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