



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(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.

Gleneagles Avenue, Heywood, OL10 2BZ

Offers In The Region Of £375,000

SPACIOUS AND MODERN FAMILY HOME

Welcome to Gleneagles Avenue, Heywood - a charming detached house that could be your next dream home! This property boasts a spacious open plan dining kitchen, perfect for hosting family gatherings or dinner parties. With modern decor and appliances throughout, you can move in and start enjoying the comforts of this lovely home right away.

Featuring three bedrooms and family bathroom, this property is ideal for a large family looking for space and comfort. Situated on a quiet residential road, you can enjoy peace and tranquillity while still having easy access to local amenities.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful community. Book a viewing today and envision yourself living in this fantastic property on Gleneagles Avenue!

Gleneagles Avenue, Heywood, OL10 2BZ

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**3****1****1****E**

- Tenure Freehold
 - Off Road Parking With Block Paved Drive
 - Contemporary Extensive Fitted Kitchen/Dining Space
 - Envable Low Maintenance Rear Garden Space
- Council Tax Band D
 - Spacious Detached Property
 - Ready To Move Into With Viewing Essential
- EPC Rating E
 - Three Bedrooms
 - Ideal Family Home

Ground Floor

Entrance

Composite door to hall.

Hall

11'11 x 7'6 (3.63m x 2.29m)

Central heating radiator, LED spotlights, doors to reception room, kitchen/dining area, WC, stairs to first floor and laminate flooring.

WC

8'2 x 2'8 (2.49m x 0.81m)

UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with part tiled elevation, low level WC and laminate flooring.

Reception Room

16'8 x 12'11 (5.08m x 3.94m)

UPVC double glazed window, central heating radiator, cornice coving, feature wall light and laminate flooring.

Kitchen/Dining Area

28'9 x 16'7 (8.76m x 5.05m)

Two UPVC double glazed windows, four Velux windows, two central heating radiators, range of high gloss wall and base units, laminate work tops, stainless steel one and a half sink and drainer with mixer tap, double oven in a high rise unit, four ring gas hob with tiled splash back and extractor hood, integrated fridge freezer, integrated dish washer, door to storage, television point, LED spotlights, laminate flooring, UPVC double glazed French doors to rear garden and door to utility.

Utility

Range of high gloss wall and base units, laminate work top, plumbed for washing machine, space for fridge freezer and laminate flooring.

First Floor

Landing

9'2 x 5'7 (2.79m x 1.70m)

UPVC double glazed frosted window, loft access, doors to three bedrooms and bathroom.

Bedroom One

14' x 13' (4.27m x 3.96m)

UPVC double glazed window, central heating radiator, LED spotlights, television point and laminate flooring.

Bedroom Two

13'7 x 12'9 (4.14m x 3.89m)

UPVC double glazed window, central heating radiator, LED spotlights, television point, fitted wardrobes and storage.

Bedroom Three

10'4 x 8'6 (3.15m x 2.59m)

UPVC double glazed window, central heating radiator and cornice coving.

Bathroom

8'9 x 6' (2.67m x 1.83m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, overhead direct feed shower, tiled elevation, LED spotlights and vinyl flooring.

External

Rear

Paved patio and seating area, laid to lawn garden, gravel chipped and raised bedding areas with mature shrubs.

Front

Block paved driveway with enclosed laid to lawn, gravel chip and raised bedding areas with mature shrubs and tree.



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