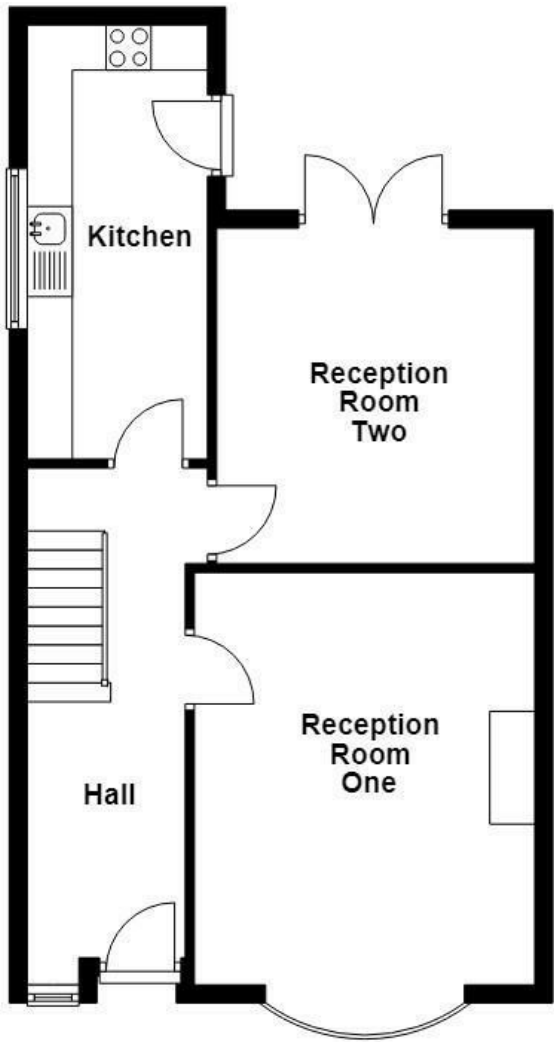
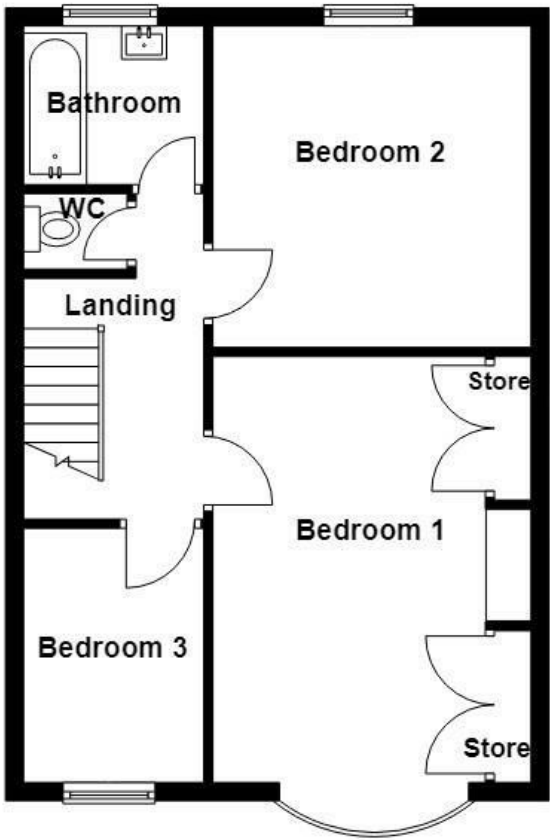


Ground Floor



First Floor



Hopwood Avenue, Hopwood, OL10 2AX

Offers Over £350,000

Welcome to this stunning semi-detached home located on the desirable Hopwood Avenue in Hopwood. This property beautifully combines modern living with traditional features, offering high ceilings, elegant coving, and charming light roses that add character to the home.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The large kitchen on the ground floor is perfect for culinary enthusiasts, offering plenty of room to prepare meals and gather with family and friends.

The first floor boasts three generously sized bedrooms, ensuring comfort and privacy for all family members. Additionally, there is a well-appointed bathroom and a separate toilet room, enhancing the convenience of daily living.

This home is ideal for those seeking a blend of contemporary style and classic charm, making it a perfect choice for families or individuals looking to settle in a welcoming community. With its spacious layout and attractive features, this property is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Hopwood Avenue, Hopwood, OL10 2AX

Offers Over £350,000

 3  1  2  D

- Three Bedroom Semi Detached Home
- Character Features Including High Ceilings And Coving
- Off Road Parking
- Tenure - Freehold
- Two Spacious Reception Rooms
- Family Bathroom And Separate WC
- EPC Rating - D
- Large Fitted Kitchen
- Popular Heywood Location
- Council Tax Band - D

Ground Floor

Entrance

Composite door to entrance hall.

Entrance Hall

15'5 x 5'11 (4.70m x 1.80m)

UPVC double glazed window, central heating radiator, picture rail, coving, laminate flooring, doors leading to two reception rooms and kitchen.

Reception Room One

15'1 x 12'6 (4.60m x 3.81m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, picture rail, cast iron multifuel burning stove with granite hearth and tiled surround.

Reception Room Two

12'1 x 11'9 (3.68m x 3.58m)

UPVC double glazed window, central heating radiator, coving, picture rail, laminate flooring.

Kitchen

17'5 x 6'7 (5.31m x 2.01m)

UPVC double glazed window, central heating radiator, panelled wall and base units, laminate surfaces, tiled splashbacks, double sink with mixer tap, gas hob burner and integrated oven, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dryer.

First Floor

Bedroom One

15'7 x 11'9 (4.75m x 3.58m)

UPVC double glazed bow window, central heating radiator.

Bedroom Two

12'2 x 11'9 (3.71m x 3.58m)

UPVC double glazed window, central heating radiator.

Bathroom

6'11 x 5'11 (2.11m x 1.80m)

UPVC double glazed window, central heating radiator, two piece suite comprising of a vanity top wash basin with mixer tap, panelled bath with mixer tap and direct feed shower, tiled effect flooring.

WC

3'9 x 2'9 (1.14m x 0.84m)

UPVC double glazed window, dual flush WC, partial tiled elevations.

Bedroom Three

9'4 x 6'11 (2.84m x 2.11m)

UPVC double glazed window, central heating radiator.

External

Rear

Laid to lawn garden, paved patio area.

Front

Paved driveway that leads to rear.



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