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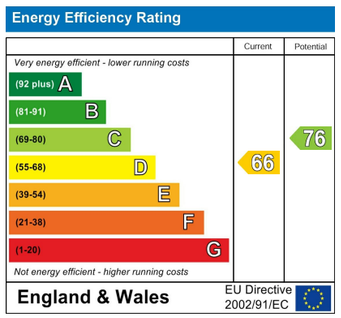












Manchester Road, Heywood, OL10 2NN

£575,000

THE PERFECT FAMILY HOME

Situated on Manchester Road in the sought-after Hopwood area of Heywood, this impressive extended semi-detached house presents a wonderful opportunity for families seeking spacious and characterful living. Spanning three floors, the property boasts six well-proportioned bedrooms and two bathrooms, making it ideal for larger households.

As you approach the home, you are greeted by a generous driveway that accommodates multiple vehicles, alongside a charming front garden that enhances the property's curb appeal. Upon entering, a useful porch leads into a grand hallway adorned with original flooring tiles, setting the tone for the character that flows throughout the home. The stylish lounge, featuring a beautiful bay window and a limestone fireplace, offers a warm and inviting atmosphere, perfect for relaxation.

The dining room is a true highlight, showcasing bold décor and high ceilings, creating an elegant space for family gatherings. The sociable kitchen/diner is fitted with high-quality units and large original storage cupboards, while a convenient utility area provides access to the cellar. The extended garden room is a modern addition, complete with Velux windows and bi-folding doors that seamlessly connect the indoor space to the stunning rear garden.

On the first floor, a grand landing illuminated by a stained glass window leads to the expansive main bedroom, complemented by two additional double bedrooms, a single bedroom, and a luxurious family bathroom featuring a freestanding bath and bespoke fittings. The second floor houses two large double bedrooms, each with Velux windows, providing ample natural light and comfort.

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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- Impressive Semi Detached Property
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating D
- Six Bedrooms
- Bursting with Character
- Tenure Leasehold
- Two Bathrooms
- Low Maintenance Externals
- Council Tax Band E

Ground Floor

Entrance Vestibule
6'6 x 4'1 (1.98m x 1.24m)

Hardwood single glazed frosted front door, coving, original tiled flooring and hardwood single glazed frosted door to hall.

Hall
20'11 x 6'6 (6.38m x 1.98m)

Central heating radiator, coving, ceiling rose, corbel, picture rail, original tiled flooring, doors leading to reception room, dining room, kitchen, utility and stairs to first floor.

Reception Room
19'5 x 14'2 (5.92m x 4.32m)

Hardwood double glazed sash bay window, UPVC double glazed window, central heating radiator, coving, picture rail, ceiling rose, living flame gas fire with limestone hearth and surround and television point.

Dining Room
18'0 x 14'8 (5.49m x 4.47m)

Two hardwood double glazed sash windows, central heating radiator, coving, picture rail, ceiling rose, open coal fire with granite hearth, surround, solid wood mantel and solid wood flooring.

Kitchen
16'1 x 15'6 (4.90m x 4.72m)

Two hardwood double glazed windows, upright central heating radiator, range of panelled wall and base units with granite work surfaces, tiled splashback, inset stainless steel one and a half bowl sink and drainer with mixer tap, two door range cooker with six ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for dishwasher, integrated microwave, boiler enclosed, spotlights, smoke detector, integrated storage and tiled flooring.

Utility
8'4 x 6'3 (2.54m x 1.91m)

Central heating radiator, integrated washing machine, integrated dryer, spotlights, wood effect laminate flooring, door to garden room, hardwood double glazed door to rear and door to stairs to lower ground floor.

Garden Room
12'2 x 9'8 (3.71m x 2.95m)

UPVC double glazed window, two Velux windows, central heating radiator, spotlights, wood effect laminate flooring and aluminium double glazed bi-folding doors to rear.

Lower Ground Floor

Cellar
22'11 x 5'8 (6.99m x 1.73m)

Power and lighting.

First Floor

Landing
25'4 x 6'6 (7.72m x 1.98m)

Hardwood double glazed leaded stained glass window, central heating radiator, coving, picture rail, hardwood doors leading to four bedrooms, family bathroom and stairs to second floor.

Bedroom One
16'0 x 14'2 (4.88m x 4.32m)

Two hardwood double glazed sash windows, central heating radiator, cornice coving, ceiling rose and picture rail.

Bedroom Two
15'0 x 14'9 (4.57m x 4.50m)

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

Bedroom Five
14'2 x 7'10 (4.32m x 2.39m)

Hardwood double glazed sash window, central heating radiator and smoke detector.

Bedroom Six
8'6 x 6'6 (2.59m x 1.98m)

Hardwood double glazed sash window and central heating radiator.

Bathroom
14'2 x 7'9 (4.32m x 2.36m)

Hardwood double glazed frosted sash window, central heating radiator with heated towel rail, rolltop freestanding bath with mixer tap and rinse head, vanity top wash basin with mixer tap, walk-in double direct feed rainfall shower with rinse head, tiled elevations, spotlights and tiled flooring.

Second Floor

Sitting Area
15'3 x 11'4 (4.65m x 3.45m)

UPVC double glazed window, smoke detector and open to inner landing.

Inner Landing
7'3 x 5'11 (2.21m x 1.80m)

Doors leading to bedroom three, bedroom four and two eave storage spaces.

Bedroom Three
18'0 x 12'5 (5.49m x 3.78m)

Two Velux windows, central heating radiator, spotlights and door to Jack & Jill en suite.

Jack & Jill En Suite
7'7 x 5'2 (2.31m x 1.57m)

Velux window, central heated towel rail, daul flush WC, vanity top wash basin with mixer tap, direct feed shower enclosed, tiled elevations, spotlights, tiled flooring and door to bedroom four.

Bedroom Four
13'7 x 12'5 (4.14m x 3.78m)

Two Velux windows, central heating radiator and spotlights.

External

Rear
Enclosed garden with artificial lawn, bedding, decking and gated driveway.

Front
Driveway, bedding and mature shrubbery.

















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