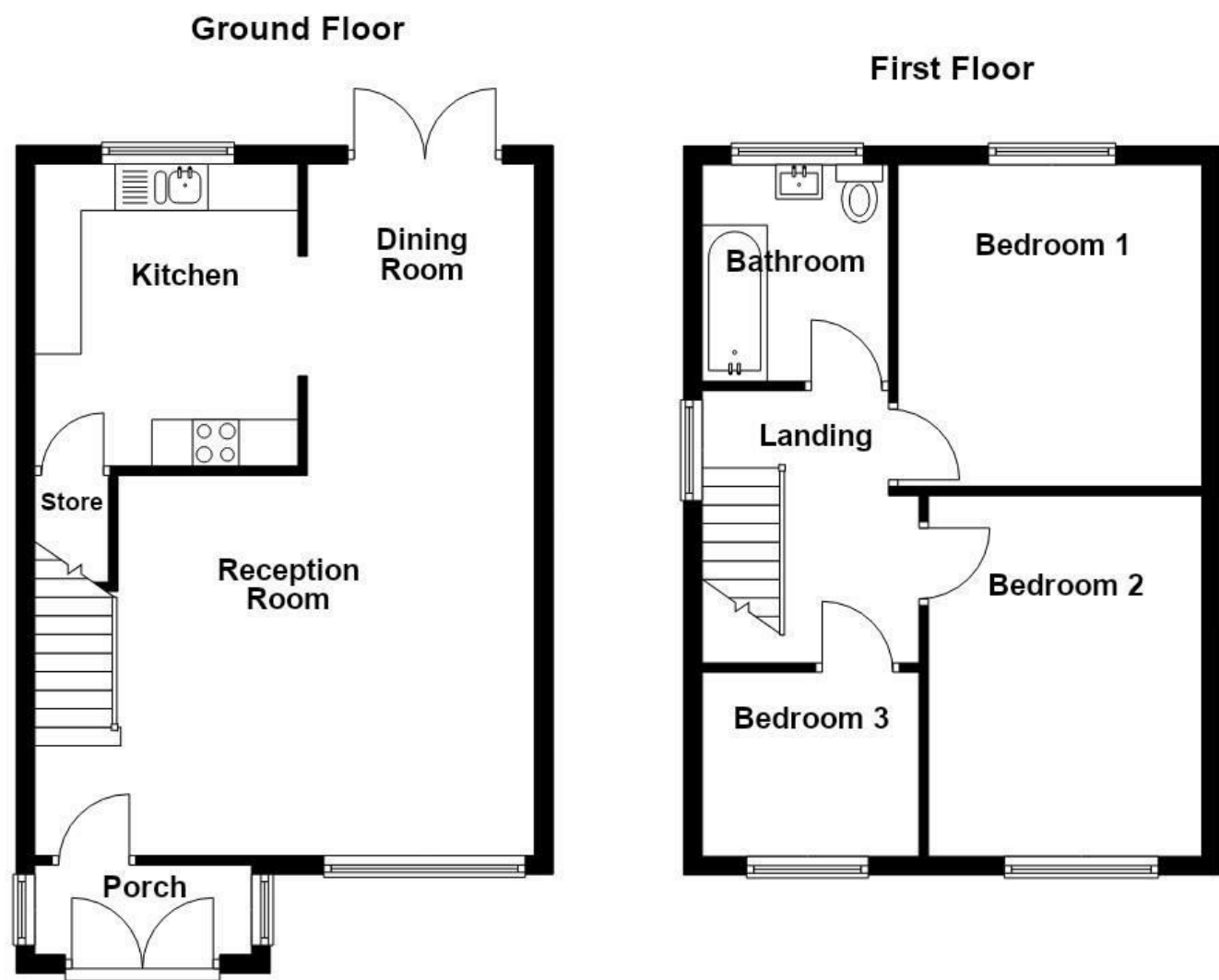




Total area: approx. 82.6 sq. metres (889.3 sq. feet)

| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
| <b>England &amp; Wales</b>                  | 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.



## Ryecroft Avenue, Heywood, OL10 1QE

### Offers Over £275,000

THE PERFECT FAMILY HOME

Welcome to Ryecroft Avenue in Heywood, this fantastic semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The living and dining rooms are designed in an open-plan style, creating a warm and inviting atmosphere, perfect for entertaining or relaxing after a long day. The separate kitchen is functional and well-maintained, providing ample space for culinary adventures.

The property boasts a well-kept exterior, situated on a desirable corner plot that enhances its appeal. With off-road parking for two cars, you will never have to worry about finding a space. The outdoor area features a tiered garden with decking, providing a lovely spot to soak up the sun. The garden is bordered by a neat row of hedges, ensuring a sense of privacy while you enjoy your outdoor space.

This home is in excellent condition, making it a move-in ready option for prospective buyers. Additionally, its location is advantageous, being close to local amenities, ensuring that everything you need is just a short distance away. This property is a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-maintained home.

# Ryecroft Avenue, Heywood, OL10 1QE

Offers Over £275,000



- Tenure Leasehold
  - Off Road Parking
  - Open Plan Living Area
  - Three Spacious Bedrooms
- EPC TBC
  - Large Corner Plot
  - Fantastic Rear Garden
- Council Tax Band C
  - Semi Detached Family Home
  - Modern Kitchen

## Ground Floor

### Entrance

UPVC double glazed French doors to porch.

### Porch

7'8 x 3'2 (2.34m x 0.97m )

UPVC double glazed windows, tiled flooring, UPVC part double glazed composite door to reception room.

### Reception Room/Dining Area

24'5 x 17'8 (7.44m x 5.38m )

UPVC double glazed window, central heating radiator, electric fire with a marble effect surround, TV point, under stairs storage, meter cupboard, smoke alarm, wood effect laminate flooring, open to dining room and kitchen UPVC double glazed French doors to rear, stairs to first floor.

### Kitchen

10'8 x 9 (3.25m x 2.74m )

UPVC double glazed window, central heating radiator, a range of matte wall and base units with a laminate worktop, composite one and one half bowl sink and drainer with mixer tap, four ring induction hob, integrated double oven, plumbing for washing machine, space for fridge freezer, tiled flooring

## First Floor

### Landing

8'5 x 8'3 (2.57m x 2.51m )

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

### Bedroom One

11'4 x 10'4 (3.45m x 3.15m)

UPVC double glazed window, central heating radiator, coving.

### Bedroom Two

11'8 x 9'11 (3.56m x 3.02m )

UPVC double glazed window, central heating radiator, coving.

### Bedroom Three

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

UPVC double glazed window, central heating radiator, coving.

## Bathroom

7'8 x 6'9 (2.34m x 2.06m )

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed over head shower, PVC ceiling, extractor fan, spotlights, part tiled elevations, lino flooring

## External

### Rear

Enclosed tiered garden, Indian stone patio area, Artificial grass and decking, bedding area and stone chippings.

### Front

Block paved driveway, laid to lawn grass area, shrubs and bedding area.



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