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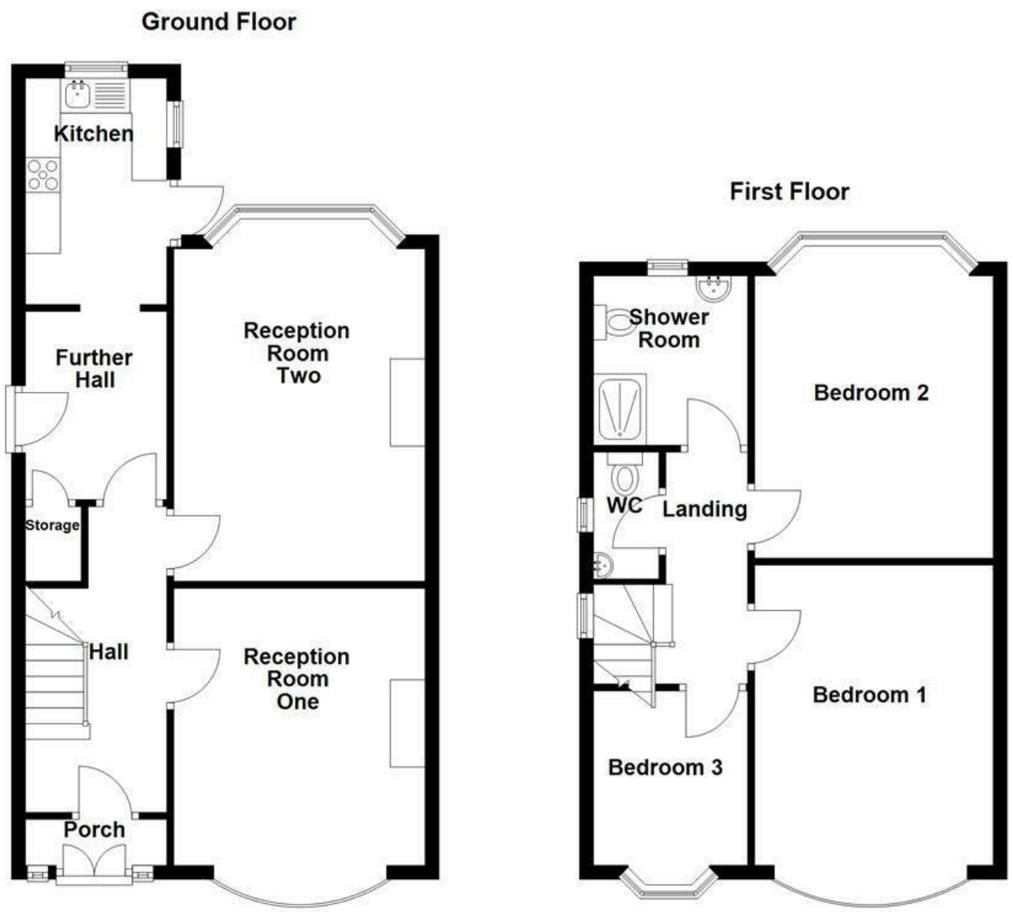

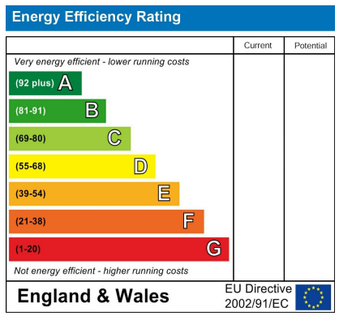

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Hopwood Avenue, Heywood, OL10 2AX

£350,000

AN IMPRESSIVE THREE BED SEMI-DETACHED PROPERTY IN HEYWOOD

Situated on the charming Hopwood Avenue in Heywood, this delightful three-bedroom semi-detached house offers a perfect blend of character and modern living. The property is situated on a picturesque street, providing a serene environment that is ideal for families and individuals alike.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that have been lovingly preserved throughout the home. These charming details add a unique touch, making this property stand out in the market.

The spacious layout includes three well-proportioned bedrooms, providing ample space for relaxation and rest. The large garden is a true highlight, offering a wonderful outdoor space for gardening, entertaining, or simply enjoying the fresh air. It is a perfect setting for children to play or for hosting summer barbecues with friends and family.

In addition to its appealing interior and outdoor spaces, this home boasts excellent travel links into Bury, making it an ideal choice for commuters. Whether you are heading to work or exploring the local area, you will find that getting around is both convenient and efficient.

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Hopwood Avenue, Heywood, OL10 2AX

£350,000

3 1 2

- Tenure Freehold
- Enclosed Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Three Well Proportioned Bedrooms
- Enviable Garden Space
- EPC Rating TBC
- Ideal Family Home
- Close Proximity To Local Amenities

Ground Floor

Entrance Porch
6'1 x 2'2 (1.85m x 0.66m)
Double UPVC front door, two UPVC double glazed windows, two stained glass windows and hardwood door to hall.

Hall
14'7 x 6'8 (4.45m x 2.03m)
Central heating radiator, coving, doors to two reception rooms and further hall.

Reception Room One
13'2 x 11'11 (4.01m x 3.63m)
UPVC double glazed bay window, central heating radiator, ceiling rose, coving, picture rail, open gas fire with granite hearth and mantle with gold effect surround.

Reception Room Two
13'1 x 11'2 (3.99m x 3.40m)
UPVC double glazed bay window, central heating radiator, ceiling rose, coving, picture rail, gas fire with stone composite hearth mantle and surround.

Further Hall
9'7 x 7'5 (2.92m x 2.26m)
Hardwood door leading to storage, central heating radiator, dado rail, open access to kitchen and UPVC double glazed door to rear.

Kitchen
8'1 x 7'8 (2.46m x 2.34m)
Two UPVC double glazed windows, range of gloss wall and base units, laminate work top, tiled splash back, stainless steel sink and drainer with mixer tap, integrated double electric oven, five ring gas hob, space for fridge freezer, plumbed for washing machine, tiled floor and UPVC double glazed door to rear.

First Floor

Landing
9' x 7'5 (2.74m x 2.26m)
Hardwood stained glass window, coving, smoke alarm, feature wall light, hardwood doors to three bedrooms, shower room and WC.

Bedroom One
13'6 x 11'9 (4.11m x 3.58m)
UPVC double glazed leaded window, central heating radiator and coving.

Bedroom Two
13'1 x 11'6 (3.99m x 3.51m)
UPVC double glazed leaded window, central heating radiator, coving and integrated wardrobe.

Bedroom Three
8' x 7'5 (2.44m x 2.26m)
UPVC double glazed bay window, central heating radiator, picture rail and laminate flooring.

Shower Room
8'1 x 7'5 (2.46m x 2.26m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, enclosed electric feed shower with rinse head, tiled elevation and tiled effect lino flooring.

WC
6'2 x 3'1 (1.88m x 0.94m)
UPVC double glazed frosted window, dual flush WC, wall mounted wash basin and tiled effect lino flooring.

External

Front
Enclosed off road parking, bedding areas with mature shrubs and access to detached garage.

Rear
Enclosed laid to lawn garden with bedding area, mature shrubbery, trees and access to garage.

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