

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Rochdale Road East, Heywood, OL10 1QU

### Offers In Excess Of £330,000

SPACIOUS FAMILY HOME IN ROCHDALE WITH VIEWING ESSENTIAL

Welcome to this spacious home on Rochdale Road East in the charming town of Heywood, this delightful four bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 1,033 square feet, the property was built in 1970 and has been thoughtfully designed to cater to modern family living.

Upon entering, you are greeted by two separate reception rooms, providing ample space for relaxation and entertaining. The dining room seamlessly flows into a bright and airy conservatory, creating an inviting atmosphere for family gatherings or quiet evenings. The well-equipped kitchen is both functional and stylish, complemented by a convenient downstairs WC for guests.

As you ascend to the upper floor, you will discover four well-proportioned bedrooms, each offering a peaceful retreat. The main bedroom is particularly noteworthy, featuring an ensuite bath and shower room, ensuring privacy and comfort.

Outside, the property boasts enclosed off-road parking at the rear, providing security and ease of access. This home is ideally situated, making it a wonderful choice for families or professionals seeking a tranquil yet accessible location.

# Rochdale Road East, Heywood, OL10 1QU

Offers In Excess Of £330,000

 4  2  4  C

- Tenure Leasehold
- Off Road Parking
- Viewing Essential
- Easy Access To Major Commuter Routes

- Council Tax Band E
- Four Generously Sized Bedrooms
- Fitted Kitchen

- EPC Rating C
- Ideal Location
- Close Proximity To local Amenities

## Ground Floor

### Entrance

Hardwood double glazed frosted door to hall.

### Hall

11'11 x 5'11 (3.63m x 1.80m)

Central heating radiator, coving, smoke alarm, carbon monoxide alarm, doors to two reception rooms, kitchen, under stairs storage, wood laminate flooring and stairs to first floor.

### Reception Room One

13'4 x 12' (4.06m x 3.66m)

UPVC double glazed bay window, central heating radiator, coving, electric fire with wood mantle and stone effect surround, door to dining room.

### Dining Room

10'6 x 8' (3.20m x 2.44m)

Central heating radiator, coving, wood effect laminate flooring and open to access to conservatory.

### Conservatory

12'8 x 10'8 (3.86m x 3.25m)

UPVC double glazed windows, UPVC double glazed frosted window, exposed brick elevations, wood effect laminate flooring and UPVC double glazed French doors to rear.

### Kitchen

20'3 x 10'11 (6.17m x 3.33m)

Two UPVC double glazed windows, central heating radiator, wall and base units, laminate work top, tiled splash backs, composite sink with mixer taps and draining board, integrated oven and grill, flour ring gas hob, extractor head, integrated microwave, space for fridge freezer, plumbed for washing machine, space for dishwasher, breakfast bar, spotlights, tiled flooring and door to WC.

### WC

7'8 x 3'8 (2.34m x 1.12m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled elevation, spotlights and tiled effect flooring.

### Reception Room Two

11'11 x 10'6 (3.63m x 3.20m)

UPVC double glazed bay window, central heating radiator, coving and electric fire.

## Landing

8'1 x 5'11 (2.46m x 1.80m)

Central heating radiator, loft access, coving, doors to four bedrooms, bathroom and storage.

### Bedroom One

16'5 x 11'6 (5.00m x 3.51m)

Two UPVC double glazed windows, central heating radiator, coving, integrated wardrobes and door to en suite.

### En Suite

11'1 x 5'2 (3.38m x 1.57m)

UPVC double glazed frosted window, vertical central heating radiator, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, direct feed shower with rinse head, tiled elevation, spotlights and tiled effect flooring.

### Bedroom Two

11'5 x 10'5 (3.48m x 3.18m)

UPVC double glazed window, central heating radiator, coving and integrated wardrobes.

### Bedroom Three

10'9 x 8'6 (3.28m x 2.59m)

UPVC double glazed window, central heating radiator, coving and integrated wardrobes.

### Bedroom Four

8'11 x 8'3 (2.72m x 2.51m)

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

### Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Two UPVC double glazed frosted windows, vertical central heating radiator, dual flush WC, vanity top sink with mixer tap, double panel bath with mixer tap, direct feed shower with rinse head, tiled elevation, spotlights, extractor fan and tiled floor.

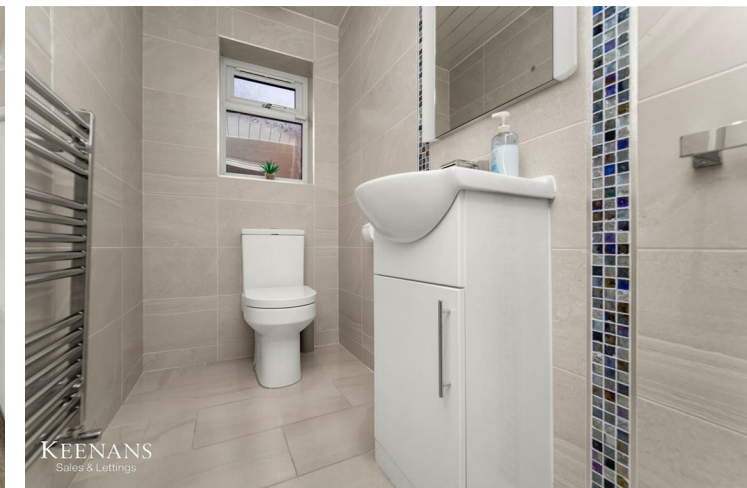
### External

#### Rear

Enclosed paved garden.

#### Front

Enclosed laid to lawn garden, paving and gravel chips.



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