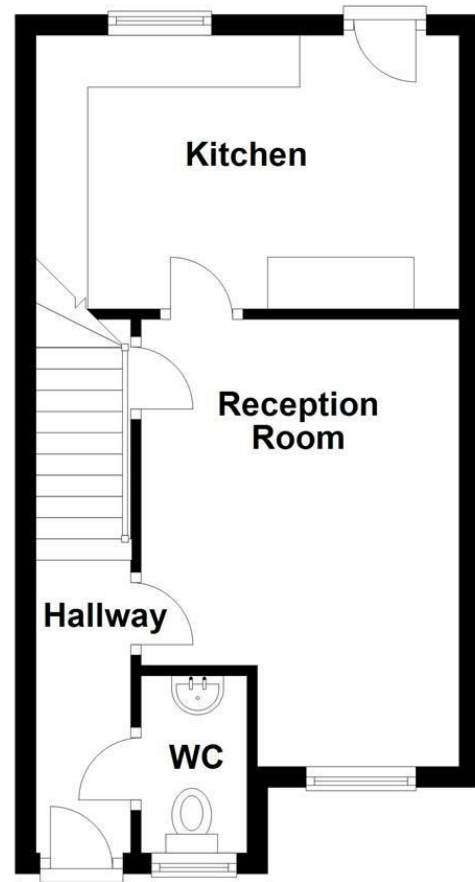
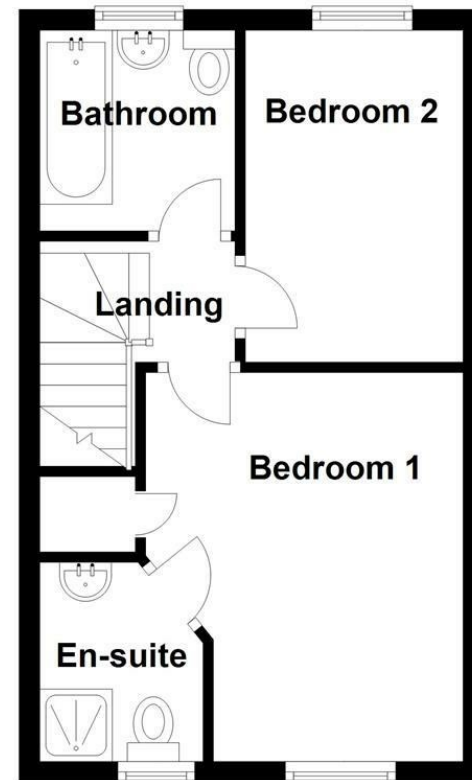


Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 81        |
| (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.

## Kinross Avenue, Heywood, OL10 3FX

### £950

A BEAUTIFUL TWO BEDROOM PROPERTY WITH OFF ROAD PARKING

Keenans are proud to bring to the market this bright two bedroom property on a quiet estate in Heywood. The property is situated on a quiet cul-de-sac with no passing traffic, in walking distance to local amenities and good schools and is just a short distance to accessing major commuter routes to surrounding towns. Boasting a spacious living room, a bright kitchen and dining room, with two double bedrooms and an easily maintained rear garden with off road parking to the front of the property.

The property comprises briefly, to the ground floor; entrance to the bright hallway which has stairs leading to the first floor and doors providing access to the living room and downstairs WC. The living room has doors to the kitchen and under the stairs storage cupboard. The kitchen is bright and is open plan to the dining area with french doors leading to the rear garden. To the first floor there is a landing with access to two double bedrooms and a three piece bathroom suite. The main bedroom has a door leading to the en suite. Externally, to the rear of the property there is an enclosed garden with a paved patio, an industrial grade shed with water, electric and mains drainage, a storage shed, bedding areas and mature shrubbery. To the front of the property there is off road parking for two vehicles.

For further information or to arrange a viewing please contact our Lettings team at your earliest convenience. To preview properties coming to the market with Keenans please follow our Facebook : Keenans Estate Agents and Instagram : @keenans.ea

# Kinross Avenue, Heywood, OL10 3FX

## £950

 **2**  **2**  **1**  **B**

- Semi Detached Property
- Two Bedrooms
- Fitted Dining Kitchen
- Spacious Reception Room
- En Suite To Main Bedroom
- Enclosed Rear Garden
- Off Road Parking
- EPC Rating: B
- Council Tax Band A

### Ground Floor

#### Entrance Hallway

9'5 x 3'3 (2.87m x 0.99m)

UPVC double glazed front entrance door, central heating radiator, alarm system, smoke alarm, stairs to the first floor and doors to the reception room and WC.

#### WC

5'7 x 3'1 (1.70m x 0.94m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations, fuse box and tile effect flooring.

#### Reception Room

14'2 x 10'1 (4.32m x 3.07m)

UPVC double glazed window, central heating radiator, television point, understairs storage, coving and door to the kitchen.

#### Kitchen

13'5 x 8'8 (4.09m x 2.64m)

UPVC double glazed window, central heating radiator, range of wood wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, Miele oven with four ring gas hob, extractor hood, Miele dishwasher included, space for fridge freezer, boiler, tiled flooring and UPVC double glazed French doors to the rear.

### First Floor

#### Landing

6'3 x 3'1 (1.91m x 0.94m)

Smoke alarm and doors to two bedrooms and bathroom.

#### Bedroom One

12'1 x 12' (3.68m x 3.66m)

UPVC double glazed window, central heating radiator, fitted storage and door to the en suite.

#### En Suite

6'3 x 5'3 (1.91m x 1.60m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, direct feed shower unit, tiled elevations, extractor fan and tile effect flooring.

#### Bedroom Two

10'6 x 6'11 (3.20m x 2.11m)

UPVC double glazed window, central heating radiator and loft access.

#### Bathroom

6'4 x 6'2 (1.93m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath, tiled elevations and tile effect flooring.

### External

### Front

Off road parking.

### Rear

Enclosed lawn garden with paving, timber shed, storage shed with power and space for utilities. Also included in the sale are a Bosch dryer, washing machine, single fridge, single freezer.



Tel: 01616960085

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