



## Aspinall Street, Heywood, OL10 4HN

### £1,100

A SUPERB FOUR BEDROOM NEW-BUILD PROPERTY IN HEYWOOD

Keenans are proud to bring to the market a bright and spacious four bedroom end terrace. The property, which was finished in 2022, boasts a bright living room, spacious open plan kitchen and dining room, a downstairs wc, four double bedrooms and a three piece bathroom suite. The perfect property for a growing family which is looking to find their dream home. The property is equipped with everything a growing family would need and is situated providing easy access to a nearby park yet still being easily accessible for major commuter routes.

The property comprises briefly, to the ground floor; entrance to a welcoming hallway which has stairs leading to the first floor and doors providing access to the living room and open plan kitchen and dining room. The kitchen and dining room has doors providing access to the downstairs wc and to the rear garden.

To the first floor is a landing with stairs leading to the second floor and doors leading to three double bedrooms and a three-piece family bathroom. The main bedroom is well proportioned and has an ensuite. To the second floor there is a fourth bedroom with a door providing access to the en-suite.

Externally, to the front of the property there is a paved garden and to the rear of the property there is an enclosed paved yard with a gate to a shared access road.

View early to avoid disappointment!! Contact our Rochdale team for further information or to arrange a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>94</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		
EU Directive 2002/91/EC		
England & Wales		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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 4  3  1  B

- Freehold Property
  - On Road Parking
  - Desirable Area
  - Sorry - No pets
- B-Rated EPC
  - No Chain Delay
  - Three Bathrooms
- Council Tax Band A
  - Spacious Rear Yard
  - Well Presented

### Ground Floor

#### Hall

18'02 x 6'11 (5.54m x 2.11m )  
Central heating radiator, tile effect floor, smoke alarm, stairs to first floor, stairs to the first floor, doors to the living room and kitchen/dining room.

#### Living Room

14'02 x 13'11 (4.32m x 4.24m )  
UPVC double glazed window, central heating radiator, wood effect floor, television point.

#### Kitchen / Dining Room

22'01 x 17'09 (6.73m x 5.41m )  
UPVC double glazed window, two central heating radiators, gloss wall and base units, laminate worktops, space for oven, five ring gas hob and extractor hood, plumbing for washing machine and dryer, space for fridge/freezer, part tiled elevations, part tile effect floor, part wood effect floor, door to WC, UPVC double glazed french doors to rear rear yard, stainless steel sink with drainer and mixer taps.

#### WC

4'06 x 2'11 (1.37m x 0.89m)  
UPVC double glazed window, central heated towel rail, dual flush WC, pedestal wash basin with mixer taps, tiled floor.

### First Floor

#### Landing

14'00 x 7'04 (4.27m x 2.24m )  
UPVC double glazed window, stairs to second floor, doors to three bedrooms and bathroom.

#### Bedroom One

5'11 x 4'03 (1.80m x 1.30m )  
UPVC double glazed window, central heating radiator, door to ensuite.

#### Ensuite

5'11 x 4'03 (1.80m x 1.30m )  
Central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, double main feed shower, tiled elevations, tiled floor, extractor fan.

#### Bedroom Two

14'04 x 13'03 (4.37m x 4.04m )  
UPVC double glazed window, central heating radiator.

#### Bedroom Three

13'04 x 7'05 (4.06m x 2.26m)  
UPVC double glazed window, central heating radiator.

#### Bathroom

5'11 x 4'03 (1.80m x 1.30m )  
Central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, panel bath with rinse head and mixer taps, tiled elevations, tiled floor, skylight, extractor fan.

### Second Floor

#### Bedroom Four

23'10 x 16'10 (7.26m x 5.13m )  
Two UPVC double glazed velux windows, access to eaves, door to ensuite.

#### Ensuite

5'06 x 4'02 (1.68m x 1.27m )  
Central heating towel rail, dual flush WC, pedestal wash basin with mixer taps, electric feed corner shower, tiled floor, extractor fan.

