



 RESIDE

63 Heywood Hall Road | Heywood | Rochdale OL10 4UZ

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Positioned on a prominent plot in one of Heywood's most desirable residential locations, this substantial five-bedroom detached family home offers over 3000sqft of beautifully appointed, modern living space.

Immaculately presented and finished to a high standard throughout, the property also has a sleek and contemporary kerb appeal.

Step inside and you're greeted by a grand reception hall with a striking staircase and stylish flooring that sets the tone for the rest of the home. The ground floor delivers an impressive footprint, featuring multiple reception rooms ideal for both family life and entertaining. These include a spacious formal lounge, a versatile cinema room or snug, and games room/study.

At the heart of the home is a truly spectacular open-plan kitchen/dining/living area, complete with bespoke cabinetry, integrated appliances, central island, and doors that open onto the rear garden - perfect for indoor-outdoor living.

Upstairs, the sense of space continues with five generously sized double bedrooms, including a lavish principal suite with a walk-in wardrobe/dressing room and a high-spec en-suite. The additional bedrooms are well-served by two modern family bathrooms and an additional en-suite, all finished with quality tiling and contemporary fittings.

Externally, the property is equally impressive. The driveway provides ample off-road parking, while the decking to the rear offers privacy, greenery, and multiple seating areas - ideal for entertaining or relaxing with family.

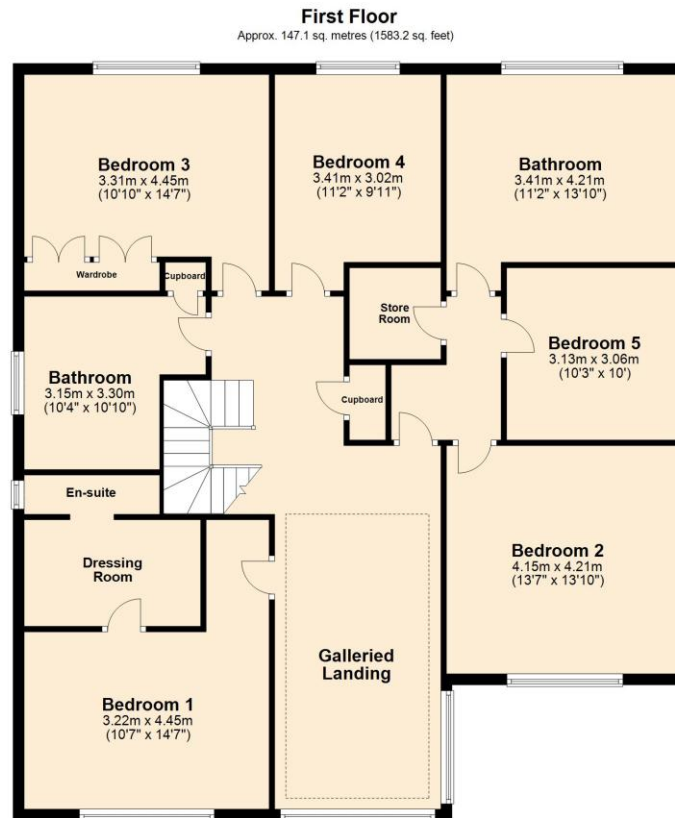
Additional features include high-efficiency glazing, and premium fixtures and fittings throughout, ensuring comfort, style, and practicality.

A rare opportunity to acquire a standout family home in Heywood – early viewing is highly recommended.





To view this property call Reside on **01706 356633**



Total area: approx. 295.1 sq. metres (3176.6 sq. feet)



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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".