



28 Gort Way | Heywood OL10 1FT

www.reside.agency



28 Gort Way

Heywood | OL10 1FT

We are delighted to present this beautifully maintained three-bedroom detached family home, ideally positioned on a well-regarded development. This impressive property offers versatile family living accommodation and is presented in immaculate condition throughout.

Upon entering, you are welcomed by a spacious entrance hall which leads into a bright lounge and dining room, perfect for both everyday family living and entertaining guests. An additional sitting room, which also lends itself well as a home office, provides further flexibility. The modern kitchen is well-appointed with ample storage and work surfaces, while the garage incorporates a useful utility area. A convenient separate wc completes the ground floor.

Upstairs, the home boasts three generously proportioned bedrooms alongside a recently installed family bathroom and en-suite to the master, all finished to a high standard.

Externally, the property continues to impress with a South-facing garden offering an ideal space for relaxation and outdoor living. A driveway provides off-road parking to the home, complemented by additional private parking bays nearby.

Perfectly blending modern comfort with practical family living, this superb home is well located for excellent local amenities, well-regarded schools, and convenient transport links. Viewing is highly recommended to fully appreciate the quality and versatility on offer.

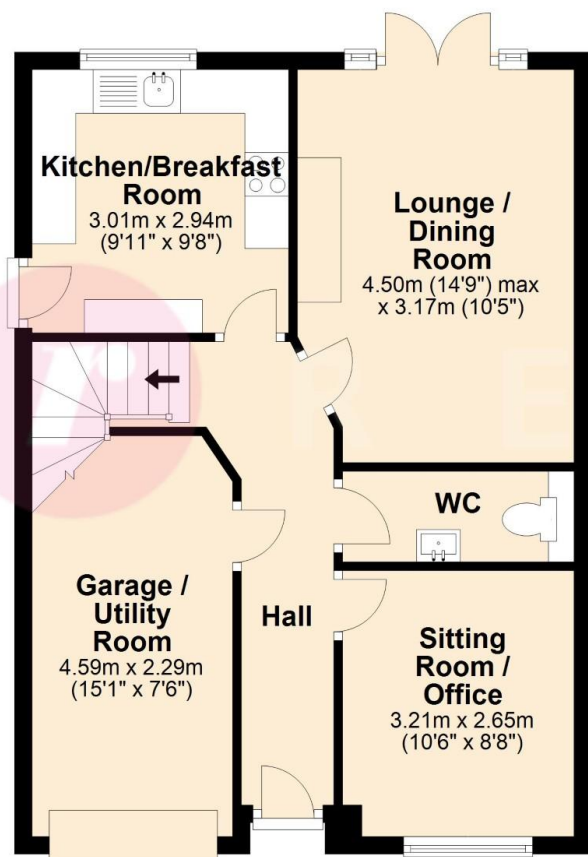




To view this property call Reside on **01706 356633**

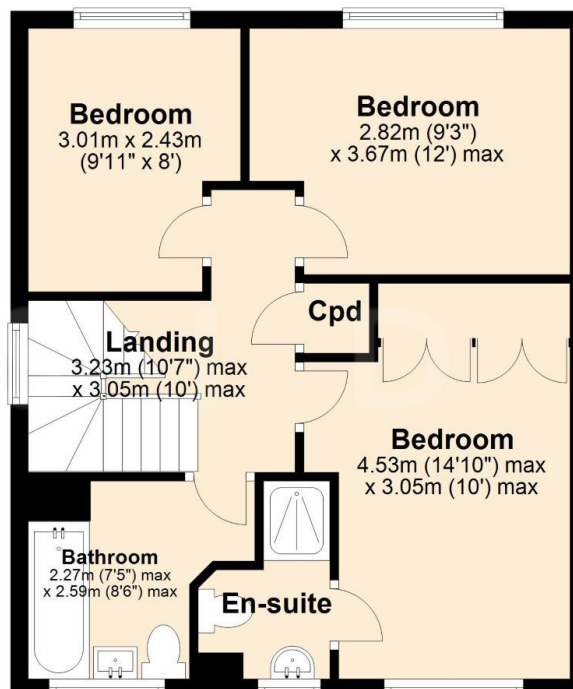
Ground Floor

Approx. 53.6 sq. metres (577.4 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)



4 Smith Street, Rochdale
Lancashire, OL16 1TU

Tel: 01706 356633

Email: enquiries@reside.agency

www.reside.agency

f t rightmove Zoopla PrimeLocation.com

"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".