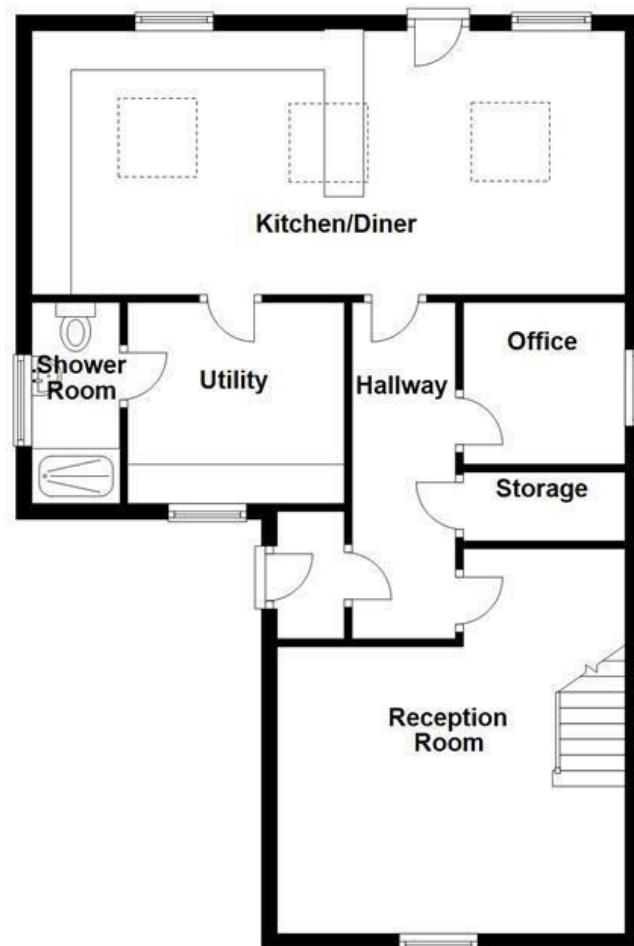
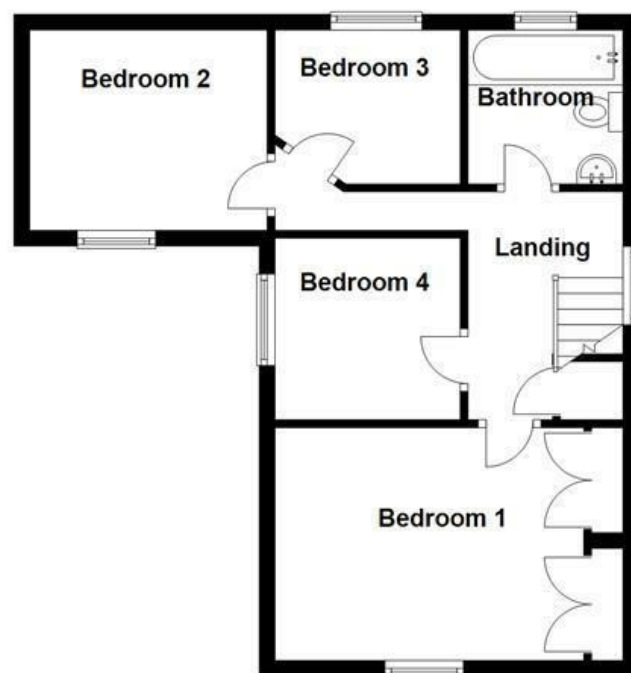


Ground Floor
Approx. 69.9 sq. metres (752.8 sq. feet)



First Floor
Approx. 43.6 sq. metres (469.8 sq. feet)



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) A			85
(81-91) B		72	
(69-80) C			
(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	

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.

Gregge Street, Heywood, OL10 2HD Offers In The Region Of £315,000

A SUPERB DETACHED FOUR BEDROOM FAMILY HOME

WOW! If you are looking for the perfect detached family home, finished to a superb standard with a contemporary interior style, then look no further! This wonderful four bedroom property is being welcomed to the property market in a popular area of Heywood. The property is equipped with everything a growing family would need. Situated with easy access to countryside walks yet still being easily accessible for major commuter routes, close to well regarded schools and near local amenities. This property is not one to be missed!

The property comprises briefly, to the ground floor; entrance to the vestibule which has a door leading to the hallway which provides access to the living room, office and to the kitchen. The kitchen is fitted with modern wall and base units, is open to the dining area and has doors providing access to the utility room and to the rear garden. The utility room has a door providing access to the shower room. To the first floor there is a landing with access to four bedrooms and a three piece bathroom suite.

Externally, to the rear of the property there is an enclosed lawn garden with a paved patio and summer house. To the front of the property there is gated off road parking.

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

Gregge Street, Heywood, OL10 2HD Offers In The Region Of £315,000



- Impressive Detached Property
- Bathroom & Shower Room
- Gated Off Road Parking
- EPC Rated C
- Four Bedrooms
- Spacious Reception Room
- Freehold
- Open Plan Dining Kitchen
- Rear Garden With Summer House
- Council Tax Band C

Ground Floor

Entrance Vestibule

3'11 x 2'10 (1.19m x 0.86m)

Composite front entrance door, wood effect flooring and door to the hallway.

Hallway

14'1 x 4'4 (4.29m x 1.32m)

Wood effect flooring and doors to reception room, office, storage room and dining kitchen.

Reception Room

16'1 x 14' (4.90m x 4.27m)

UPVC double glazed window, central heating radiator, electric fire, television point and stairs to the first floor.

Office

6'9 x 6'9 (2.06m x 2.06m)

UPVC double glazed window.

Dining Kitchen

24'10 x 11' (7.57m x 3.35m)

Three Velux windows, two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, range cooker with five ring gas hob, extractor hood, space for fridge freezer, tile effect flooring, door to the utility and UPVC double glazed door to the rear.

Utility Room

9'1 x 8'11 (2.77m x 2.72m)

UPVC double glazed frosted window, central heating radiator, laminate worktop, plumbing for washing machine and dishwasher, space for dryer, tile effect flooring and door to the shower room.

Shower Room

8'5 x 3'8 (2.57m x 1.12m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, tiled elevations and tiled flooring.

First Floor

Landing

13'11 x 10'5 (4.24m x 3.18m)

UPVC double glazed window, loft access, smoke alarm and doors to four bedrooms and bathroom.

Bedroom One

14' x 8'2 (4.27m x 2.49m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

10'6 x 8'5 (3.20m x 2.57m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

7'9 x 6'10 (2.36m x 2.08m)

UPVC double glazed window and central heating radiator.

Bedroom Four

7'9 x 7'7 (2.36m x 2.31m)

UPVC double glazed window and central heating radiator.

Bathroom

6'11 x 5'8 (2.11m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations and tiled flooring.

Front

Gated off road parking on a resin driveway.

Rear

Enclosed laid to lawn garden with paved patio, decked seating and a summer house.

Summer House

10'7 x 9'2 (3.23m x 2.79m)

