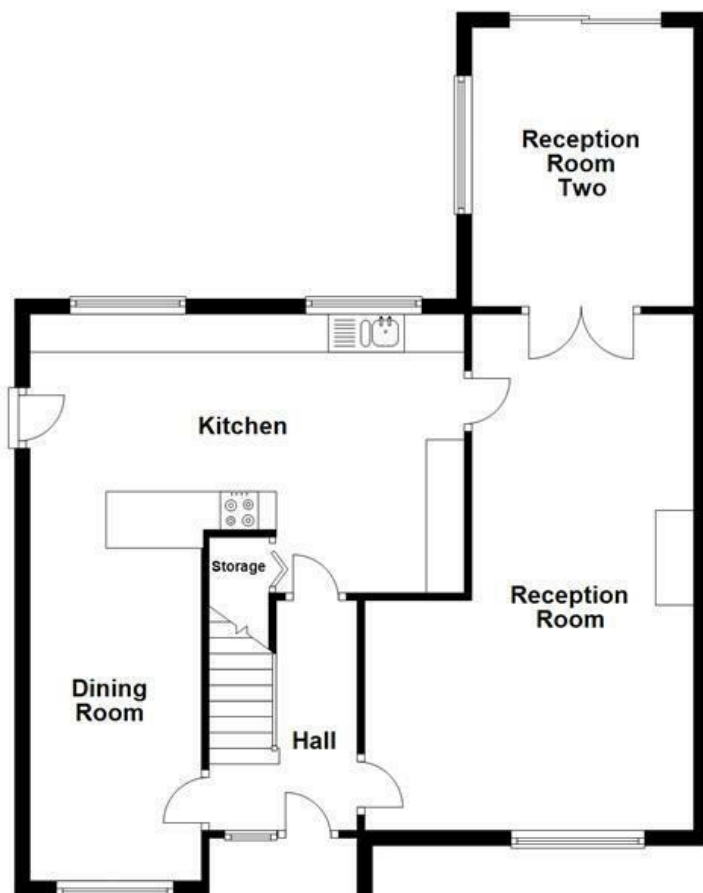
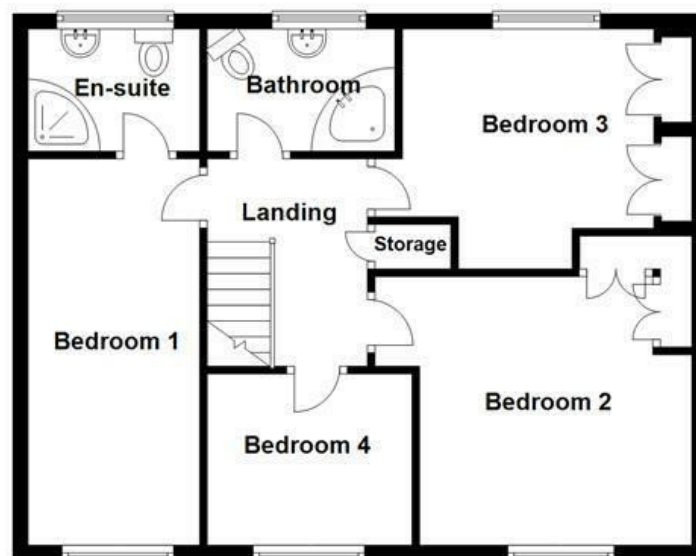


Ground Floor



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) A			
(81-91) B			
(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.

## Winchester Avenue, Heywood, OL10 2PQ

### £375,000

A SPACIOUS FOUR BEDROOM DETACHED HOME

This four bedroom detached property is located in a quiet and peaceful neighbourhood in the area of Hopwood, Heywood. This house boasts two reception rooms that are perfect for entertaining guests or relaxing. The open plan kitchen/dining area has plenty of space for cooking and enjoying meals with family. The property has been well maintained throughout and features modern decoration, making it move in ready. All four bedrooms are spacious with the main bedroom featuring an en suite bathroom. The double driveway provides ample parking space for multiple vehicles. Situated conveniently close to bus routes, local schools and amenities, as well as network links and major motorway links. The property has been a credit to the current owner who has created a luxurious and stylish home, truly not to be missed!

Comprising briefly, entrance via the front door to a welcoming hall. The hall has doors leading to the reception room, dining room and kitchen. The reception room has double doors leading to the second reception room and a door to the kitchen. The second reception room has patio doors leading out to the rear garden. The kitchen is open to a spacious dining room. The first floor houses a landing which gives access to four good size bedrooms and a three piece family bathroom. The main bedroom has a door leading to an en suite. Externally, to the front there is a double driveway with laid to lawn area and mature shrubbery. To the rear, there is an enclosed laid to lawn garden with patio and bedding areas.

For further information, or to arrange a viewing, please contact our Rochdale team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

# Winchester Avenue, Heywood, OL10 2PQ

£375,000



- Impressive Detached Property
- Abundance of Indoor and Outdoor Space
- Driveway for Multiple Vehicles
- EPC Rating TBC
- Four Bedrooms
- Modern Fixtures and Fittings
- Tenure Freehold
- Two Bathrooms
- Immaculate Gardens to Front and Rear
- Council Tax Band D

## Ground Floor

### Entrance Hall

12'8 x 6'5 (3.86m x 1.96m )

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, two feature wall lights, doors to reception room, dining room, understairs storage and stairs to first floor.

### Living Room

22'4 x 14'3 (6.81m x 4.34m )

UPVC double glazed window, central heating radiator, coving, three feature wall lights, electric fire with marble effect fireplace, television point, door to kitchen and hardwood single glazed double doors to reception room two.

### Reception Room

12'1 x 11'4 (3.68m x 3.45m )

UPVC double glazed window, central heating radiator, coving, spotlights, two feature wall lights, wood effect laminate flooring and UPVC double glazed sliding doors to rear.

### Dining Room

17 x 7'5 (5.18m x 2.26m )

UPVC double glazed window, central heating radiator, spotlights, tiled effect flooring and open to kitchen.

### Kitchen

18'9 x 10 (5.72m x 3.05m)

Two UPVC double glazed windows, spotlights, mix of gloss wall and base units, wood effect surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer and dishwasher, plumbing for washing machine, breakfast bar, storage cupboard, tiled effect flooring and door to rear.

## First Floor

### Landing

7'10 x 5'1 (2.39m x 1.55m )

Smoke detector, loft access, doors leading to four bedrooms, bathroom and storage cupboard.

### Bedroom One

16'3 x 7'5 (4.95m x 2.26m )

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

### En Suite

7'5 x 5'9 (2.26m x 1.75m)

UPVC double glazed frosted window, central heated towel rail, spotlights, vanity top wash basin with mixer tap, dual flush WC, direct feed shower enclosed, tiled elevations and tiled flooring.

### Bedroom Two

13'8 x 13'2 (4.17m x 4.01m )

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

### Bedroom Three

14'5 x 10'8 (4.39m x 3.25m)

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

### Bedroom Four

8'10 x 8'6 (2.69m x 2.59m)

UPVC double glazed window and central heating radiator.

### Bathroom

8'1 x 5'5 (2.46m x 1.65m )

UPVC double glazed frosted window, central heating radiator, spotlights, feature wall light, dual flush WC, wood panel corner bath with traditional taps and direct feed shower, pedestal wash basin with traditional taps, and tiled elevations.

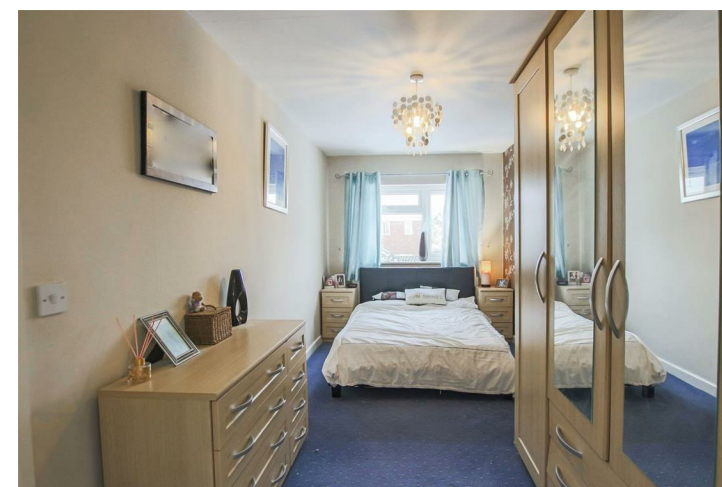
### Exterior

#### Rear

Enclosed laid to lawn garden with patio and bedding areas.

#### Front

Off road parking, laid to lawn and mature shrubbery.



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