



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			88
(81-91) B		78	
(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.

## Adam Street, Heywood, OL10 1FP

### Offers Over £260,000

IMMACULATE FOUR BEDROOM FAMILY HOME

Welcome to this charming semi-detached house on Adam Street, Heywood! This property boasts a spacious reception room, ideal for entertaining guests or simply relaxing with the family. With four bedrooms and three bathrooms, there's plenty of space for everyone in the household.

The four spacious bedrooms are perfect for a growing family, providing ample room for rest and relaxation. The top floor is home to the first bedroom, complete with a large en suite for added convenience and privacy.

One of the highlights of this property is the large garden, perfect for enjoying al fresco dining on warm summer evenings or simply unwinding in the fresh air. Imagine hosting barbecues or garden parties in this lovely outdoor space!

Located in Heywood, this property offers excellent commuter connections, making it convenient for those who need to travel for work or leisure. Whether you're heading into the city for business or pleasure, this location provides easy access to transportation options.

Don't miss out on the opportunity to make this wonderful house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.

# Adam Street, Heywood, OL10 1FP

## Offers Over £260,000



- Immaculate Semi Detached Property
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Spacious Interiors
- Tenure Leasehold
- Three Bathrooms
- Enclosed Garden to Rear
- Council Tax Band B

### Ground Floor

#### Entrance Hall

12'6 x 6'8 (3.81m x 2.03m )

UPVC double glazed frosted front door, central heating radiator, smoke detector, wood effect laminate flooring, doors leading to WC, kitchen, reception room, understairs storage and stairs to first floor.

#### WC

5'2 x 3'8 (1.57m x 1.12m)

Central heating radiator, dual flush WC, pedestal wash basin with traditional taps, extractor fan and laminate flooring.

#### Kitchen

12'6 x 7'11 (3.81m x 2.41m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops and upstands, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated oven, four ring gas hob and extractor hood, space for fridge freezer, plumbing for washing machine, breakfast bar and wood effect laminate flooring.

#### Reception Room

14'11 x 14'10 (4.55m x 4.52m)

Central heating radiator, television point, door to storage cupboard and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Smoke detector, central heating radiator, doors leading to three bedrooms, bathroom and stairs to second floor.

#### Bedroom Two

14'3 x 8'5 (4.34m x 2.57m )

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

#### En Suite

8'5 x 4'8 (2.57m x 1.42m)

Dual flush WC, pedestal wash basin with traditional taps, electric feed shower enclosed, extractor fan and laminate flooring.

#### Bedroom Three

10'5 x 8'5 (3.18m x 2.57m )

UPVC double glazed window and central heating radiator.

#### Bedroom Four

8'8 x 6'2 (2.64m x 1.88m )

UPVC double glazed window and central heating radiator.

#### Bathroom

9'1 x 6'2 (2.77m x 1.88m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower, part tiled elevations, extractor fan and laminate flooring.

### Second Floor

#### Bedroom One

14'11 x 11'7 (4.55m x 3.53m)

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

#### En Suite

10'3 x 8'3 (3.12m x 2.51m )

Hardwood double glazed Velux window, electric heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with traditional taps and direct feed shower, direct feed rainfall shower enclosed with rinse head, extractor fan, part tiled elevations, spotlights and wood effect laminate flooring.

#### Exterior

##### Rear

Enclosed garden with laid to lawn, paved patio and mature shrubbery.

##### Front

Laid to lawn, stone chippings, mature shrubbery and off road parking.

