



Total area: approx. 88.6 sq. metres (953.9 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	93
(81-91) B	80
(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.

Penhurst Crescent, Heywood, OL10 1FW

Offers Over £260,000

SPACIOUS AND MODERN FAMILY HOME NOT TO BE MISSED

Welcome to this stunning modern property located on Penhurst Crescent! This beautiful semi-detached house boasts a spacious layout with 1 reception room, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

Step inside to discover modern decor and appliances throughout, creating a sleek and stylish ambiance. The property features a landscaped garden, perfect for relaxing outdoors or entertaining guests in style.

Situated on a popular new estate, this home offers easy access to local amenities and transport links, ensuring convenience and a vibrant lifestyle. Don't miss the opportunity to make this contemporary property your new home sweet home in a thriving community.

Contact our Rochdale branch to arrange a viewing and start your journey today!

Penhurst Crescent, Heywood, OL10 1FW

Offers Over £260,000



- Tenure Leasehold
- Off Road Parking With Block Drive
- Two Bathrooms
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Semi Detached Property
- Ideal Family Home With Viewing Essential
- EPC Rating C
- Four Bedrooms
- Ample Sized Enclosed Rear Garden

Ground Floor

Entrance

Composite door to hallway.

Hallway

12'5 x 6'7 (3.78m x 2.01m)

Central heating radiator, smoke alarm, doors to WC, kitchen, reception room, stairs to first floor and laminate flooring.

Reception Room

19'4 x 15'2 (5.89m x 4.62m)

UPVC double glazed French doors to rear garden, central heating radiator, media wall with television point, storage and laminate flooring.

Kitchen

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window, central heating radiator, high gloss wall and base units, laminate work tops, four ring gas hob, stainless steel splash back, extractor hood, integrated oven, stainless steel sink and drainer with mixer tap, integrated dish washer, integrated fridge freezer, integrated washing machine and laminate flooring.

WC

4'10 x 4'3 (1.47m x 1.30m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC and tiled floor.

First Floor

Landing

15'5 x 6'7 (4.70m x 2.01m)

Loft access, smoke alarm, central heating radiator, doors to four bedrooms, bathroom and storage.

Bedroom One

12'7 x 8'3 (3.84m x 2.51m)

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

En Suite

8'1 x 4'6 (2.46m x 1.37m)

Central heating radiator, pedestal wash basin with mixer tap, dual flush WC, electric feed shower enclosure, tiled elevation and vinyl flooring.

Bedroom Two

10'10 x 8' (3.30m x 2.44m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'5 x 6'8 (3.48m x 2.03m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'5 x 6'7 (2.87m x 2.01m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 4'9 (2.46m x 1.45m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, part tiled elevation, extractor fan and vinyl flooring.

External

Front

Block paved drive and slate chippings.

Rear

Enclosed artificial laid to lawn garden and paved patio.

