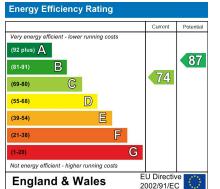


# Ground Floor Kitchen Dining Area





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 firms employment has the authority to make or give any representation or warranty in respect of the property.









# Simpson Hill Close, Heywood, OL10 4DN Offers Over £325,000

This charming 4-bedroom detached property offers a perfect blend of spacious living and modern comforts. Nestled in a desirable neighborhood, it boasts an inviting layout with generously sized rooms throughout. The property features a well-maintained garden to the rear, ideal for outdoor activities and relaxation, while the driveway provides ample off-street parking. With its private garden, off-road parking, and convenient location close to local amenities, schools, and transport links, this property is an excellent opportunity for families seeking a comfortable and well-connected home. Among the key upgrades are a newly installed roof, complete with high-quality roof insulation, offering better thermal efficiency and peace of mind. The property also benefits from a brand-new, central heating system, helping to keep running costs low while ensuring a warm and inviting atmosphere throughout.

Perfect for growing families or anyone looking for a peaceful retreat with all the necessary conveniences close by.

# Simpson Hill Close, Heywood, OL10 4DN Offers Over £325,000













- Detached
- En-Suit
- EPC Rating C

- Garden To Rear
- Tenure Leasehold
- Driveway
- Council Tax Band D

4 Bedrooms

## **Reception Room One**

15'8" x 7'2" (4.8m x 2.2m)

### **Reception Room Two**

13'1" x 9'2" (4m x 2.8m )

### **Reception Room Three**

9'10" x 9'2" (3m x 2.8m )

### Kitchen

11'9" x 9'10" (3.6m x 3m)

### **Bedroom One**

10'5" x 9'6" (3.2m x 2.9m )

### **Bedroom Two**

10'5" x 7'6" (3.2m x 2.3m )

### **Bedroom Three**

7'2" x 6'10" (2.2m x 2.1m)

### **Bedroom Four**

10'5" x 5'6" (3.2m x 1.7m )

### **Upstairs W/C**

4'3" m x 3'7" (1.3 m x 1.1m)

### **Bathroom**

7'2" x 5'10" (2.2m x 1.8m)

### **En-Suit**

7'10" x 3'3" (2.4m x 1m )















