



**Newbury Grove  
Heywood OL10 2PG  
OFFERS INVITED IN EXCESS OF £425,000**

**Adamsons Barton Kendal** are delighted to offer for sale this exceptionally well presented, executive detached residence which has been extended to the rear. Offering superb and beautifully finished accommodation with four good sized bedrooms, two receptions rooms with under-floor heating, fully fitted modern kitchen with integrated appliances, en-suite and guest WC, utility room and summer house. The property offers well planned and spacious accommodation for any young or growing family and is situated in a much sought after, modern development close to Heywood centre, within walking distance of Newhouse Academy and easy access to the M62 motorway network.

The property has a large driveway to the front offering superb parking and gardens to the front and rear.

## **VIEWING IS ESSENTIAL TO APPRECIATE THE EXTENT AND CALIBRE OF THE ACCOMMODATION ON OFFER**

### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

**Porch - 1.43m x 2.04m (4'8" x 6'8")**

uPVC windows

**Hallway - 3.64m x 1.84m (11'11" x 6')**

Tiled floor, staircase to the first floor.

**Downstairs WC - 0.88m x 1.84m (2'11" x 6')**

WC and wash hand basin, splash back tiling and tiled floor.

**Lounge - 7.48m x 3.93m (24'6" x 12'11")**

Bay window to the front, feature gas fire, tiled floor with under-floor heating, French doors to the rear sitting room.

**Kitchen / Dining Room - 8.37m x 2.65m (27'6" x 8'8")**

A comprehensive range of fitted wall and base units with complementary worktops, gas hob with extractor hood, eye level double oven and grill, integrated microwave, integrated dishwasher, tiled floor.



**Newbury Grove, Heywood OL10 2PG**



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Utility Room - 2.13m x 1.84m (7' x 6')  
Fitted base units, plumbing for automatic washing machine.

Sitting Room / Second Lounge - 3.87m x 8.63m (12'8" x 28'4")  
Extended reception room with French doors to the rear, tiled flooring with under-floor heating.



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## First Floor

Landing - 2.39m x 1.84m (7'10" x 6')

Access to boarded loft space.

Bedroom One - 5.08m x 2.65m (16'8" x 8'8")

Situated to the front

En-Suite Shower Room - 1.67m x 2.65m (5'6" x 8'8")

Low level wc, wash hand basin, shower cubicle, fully tiled walls and flooring.

Bedroom Two - 3.67m x 3.93m (12' x 12'11")

Situated to the front.

Bedroom Three - 3.08m x 3.93m (10'1" x 12'11")

Situated to the rear.

Bedroom Four - 2.59m x 2.42m (8'6" x 7'11")

Situated to the front.

Bathroom - 1.67m x 2.42m (5'6" x 7'11")

Low level wc, wash hand basin with vanity unit, panelled bath, part tiled walls and tiled flooring





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### Externally

The property boasts a gravelled garden area to the front with a levelled, block paved double driveway offering ample off road parking. To the rear, is a timber decked seating area with stairs to an elevated lawn with additional decked patio and fully insulated Summer House which could be utilised as a home office. Local amenities such as schools, shops and restaurants are within easy reach.



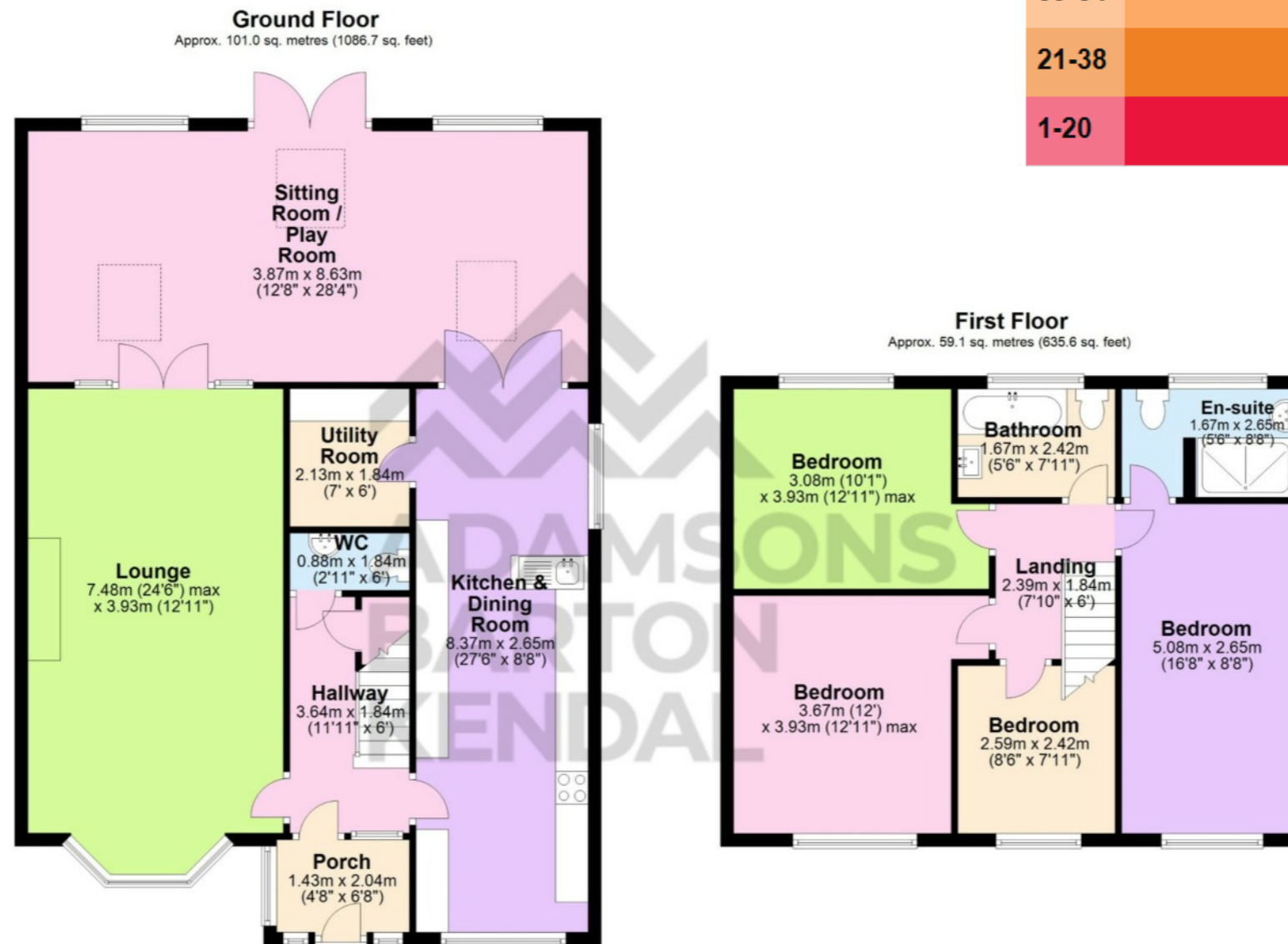
Services - All mains services are understood to be available, including a gas fired central heating system

Tenure - We understand the property is held

Council Tax Band - We understand that the property is assessed in COUNCIL TAX BAND E

Energy Performance Certificate - C69

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 160.0 sq. metres (1722.3 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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