



**Crowshaw Drive**  
**Healey, Rochdale OL12 0SR**  
**ASKING PRICE : £219,950**



# A FABULOUS 4 BEDROOMED DETACHED FAMILY HOME WITH QUALITY FIXTURES AND FITTINGS THROUGHOUT

This fabulous detached family home is situated in the popular residential area of Healey with countryside walks on your doorstep. Internally, the property benefits from a gas fired central heating system, double glazed windows, two reception rooms, wonderful modern kitchen, four bedrooms (master with en-suite) and is set in landscaped gardens, with a side driveway providing off street parking for numerous vehicles and a single garage. The property is offered for sale with vacant possession and early viewing comes highly recommended.

## 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

#### ENTRANCE HALL

staircase to the first floor of the main house.

#### CLOAKROOM

Low level wc with vanity wash hand basin.

#### LOUNGE / DINING ROOM - 4.8 x 3.5 metres (15'9" x 11'5")

A spacious reception room currently used as a second sitting room/dining room.

#### KITCHEN - 4.8 x 3.6 metres (15'9" x 11'9")

A stunning cream gloss kitchen with high end integrated appliances including fridge, freezer, integrated oven, hob and extractor hood.

#### UTILITY ROOM - 2.2 x 1.7 metres (7'2" x 5'6")

A utility area with plumbing for an automatic washing machine and tumble dryer.

#### SECOND RECEPTION ROOM/LOUNGE - 4.8 x 4.7 metres (15'9" x 15'5")

A spacious main lounge situated in the extended area of the property with a feature fireplace, patio doors leading to the rear garden and staircase to the master bedroom.



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## First Floor

### LANDING

#### **MASTER BEDROOM - 4.8 x 4.6 metres (15'9" x 15'1")**

A spacious master bedroom, with modern décor and velux skylight.

#### **EN-SUITE BATHROOM - 2.9 x 1.6 metres (9'6" x 5'3")**

A modern fully tiled bathroom comprising panelled bath with shower above, vanity wash hand basin and low level wc.

#### **BEDROOM TWO - 3.5 x 2.6 metres (11'5" x 8'6")**

A second double bedroom with a range of fitted wardrobes.

#### **BEDROOM THREE - 2.6 x 2.4 metres (8'6" x 7'10")**

A third double bedroom

#### **BEDROOM FOUR - 2.6 x 2.1 metres (8'6" x 6'10")**

A fourth bedroom used as an office.

### BATHROOM

Modern family bathroom with a three piece suite in white comprising of a panelled bath with shower above, pedestal wash hand basin, low level wc.



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### Externally

The property has a front impressed concrete drive, with single garage and a paved garden to the rear.

### Council Tax Band

From enquiries made, we are advised that the property is in Council Tax Band C

## **VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL**

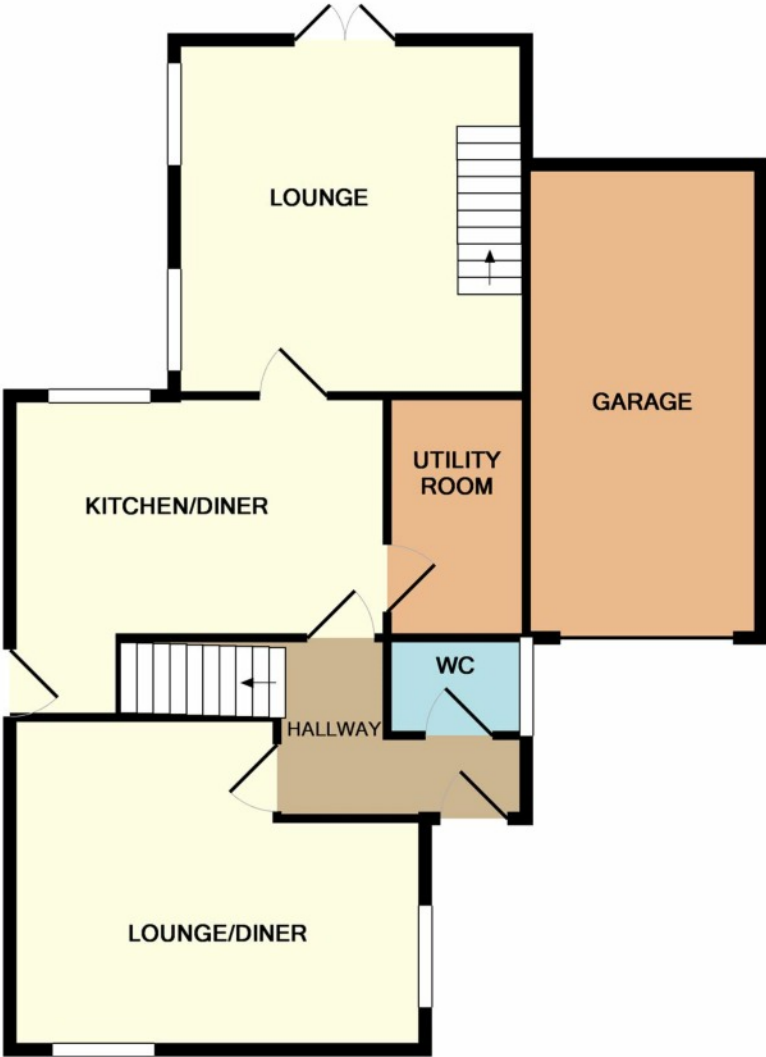
### Location

The subject property is situated in the popular residential area of Healey, within close proximity to all the usual local amenities, with countryside walks on your doorstep.

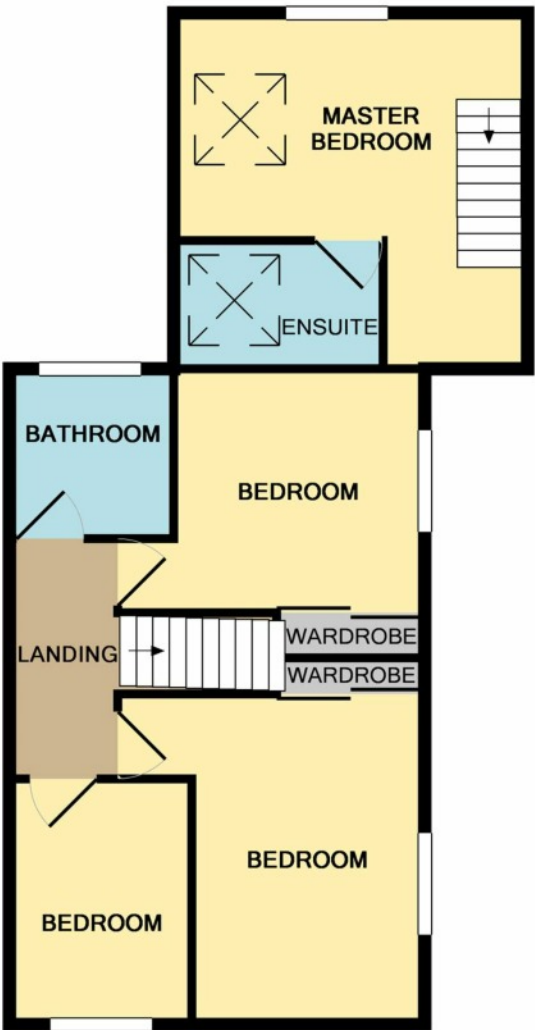


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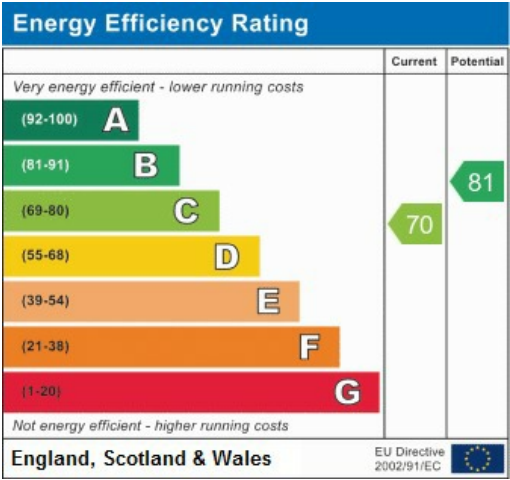




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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