



25 Omrod Road, Heywood, OL10 1FQ
Guide price £260,000

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Ground Floor

Entrance Hall

Welcoming hallway with useful storage cupboards and access to all ground-floor rooms.

Kitchen/Diner 12'9" m × 20'0" m (3.9 m × 6.1 m)

A beautifully appointed kitchen/dining area fitted with contemporary black-gloss units, complementary work surfaces, single stainless-steel sink, gas hob with electric oven and extractor fan. The dining space enjoys excellent natural light via a feature bay with French doors opening to the rear garden — perfect for family meals or entertaining.

Cloakroom 4'11" m × 3'3" m (1.5 m × 1.0 m)

Fitted with a low-level WC and wash hand basin, with part-tiled walls.

Study 7'6" m × 10'9" m (2.3 m × 3.3 m)

A versatile room currently used as a home office but equally suitable as a ground-floor bedroom, playroom or snug.

First Floor

Landing

Spacious landing providing access to the principal rooms.

Lounge 11'5" m × 12'9" m (3.5 m × 3.9 m)

A bright and airy main reception room with windows to the rear elevation, offering an ideal relaxation space.

Master Bedroom 12'9" m × 9'10" m (3.9 m × 3.0 m)

A generous double bedroom with plenty of space for wardrobes and furniture.

En-Suite Shower Room

Modern three-piece suite comprising shower cubicle, pedestal wash hand basin and low-level WC with part-tiled walls.

Second Floor

Landing

Access to the top-floor bedrooms and family bathroom.

Bedroom Two 11'4" m × 12'9" m (3.46 m × 3.9 m)

A spacious double bedroom with built-in storage and Velux roof light.

Bedroom Three 9'2" m × 12'9" m (2.8 m × 3.9 m)

Double bedroom with storage cupboard, Velux roof light and dormer window.

Family Bathroom

Fitted with a modern white suite including panel bath, WC and wash hand basin.

Exterior

To the front, the property offers a driveway providing off-road parking for two vehicles. The rear garden is mainly laid to lawn with a paved patio seating area — ideal for outdoor dining and relaxation.

Location

Omrod Road is a popular and well-established residential cul-de-sac within easy reach of Heywood town centre, local schools, shops and leisure amenities. The area provides excellent transport connections to Rochdale, Bury, and Manchester via the M62 motorway network, making it ideal for commuters and families alike.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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