



5 Wentworth Avenue, Heywood, OL10 2BX
£420,000

The Property Perspective

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We are delighted to offer for sale this modern 4 bedroom detached house located within an established residential location with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern kitchen with integrated appliances including double oven, hob, hood, dishwasher, microwave plus fridge freezer. Items of note include the contemporary conservatory with French doors to rear, bathroom featuring a modern four piece suite and the three double bedrooms. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is an entrance hall, lounge, kitchen, dining area, conservatory and WC. There are 4 bedrooms plus a family bathroom off the first floor landing.

There are well presented and upgraded gardens. There is off road parking to the front leading to the single integral garage.

Tenure - Freehold
Council Tax - Band E

The property comprises

Ground Floor

Hallway

With fitted flooring.

Lounge 18'11" x 11'11" (5.77m x 3.64m)

Featuring fireplace with surround plus lovely dual aspect. With fitted flooring.

Kitchen 9'10" x 9'9" (3.02m x 2.99m)

Featuring a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus tiling. Integrated double oven, hob, hood, microwave, fridge freezer and dishwasher. With fitted flooring.

Dining Area 11'10" x 9'11" (3.63m x 3.04m)

Allows direct access to conservatory. With fitted flooring.

WC 6'8" x 3'1" (2.05m x 0.95m)

Featuring modern white sanitary ware plus tiling. With fitted flooring.

Conservatory 16'0" x 11'4" (4.89m x 3.46m)

French doors for access to rear garden. With fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 1 12'1" x 11'11" (3.69m x 3.65m)

Featuring fitted wardrobes. With fitted flooring.

Bedroom 2 13'9" x 10'1" (4.21m x 3.09m)

With fitted flooring.

Bedroom 3 11'11" x 10'1" (3.64m x 3.09m)

With fitted flooring.

Bedroom 4 10'0" x 6'11" (3.07m x 2.12m)

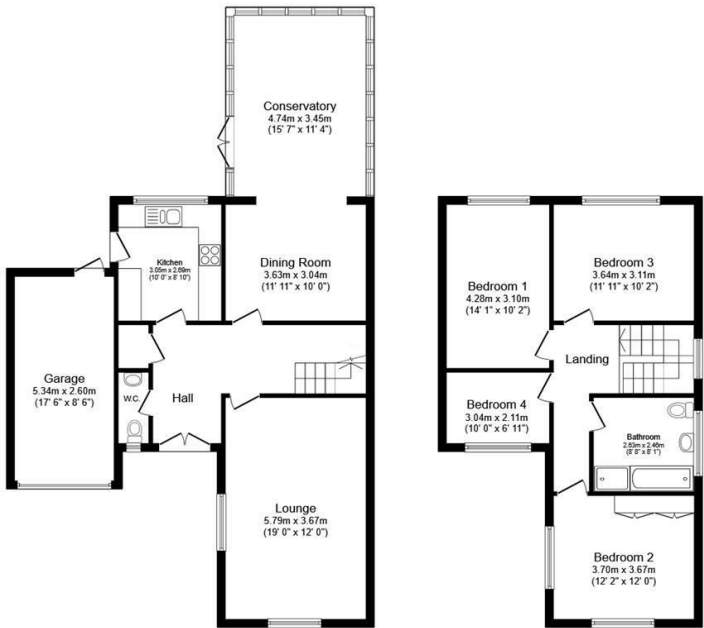
With fitted flooring.

Bathroom 8'0" x 6'7" (2.45m x 2.03m)

Featuring modern four piece suite, tiling and ladder radiator. With fitted flooring.

External

There are well presented and upgraded gardens. There is off road parking to the front leading to the single integral garage.



Ground Floor
Floor area 88.5 sq.m. (953 sq.ft.)

First Floor
Floor area 57.2 sq.m. (615 sq.ft.)

Total floor area: 145.7 sq.m. (1,568 sq.ft.)

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

