



Walton Street
Hopwood, Heywood, OL10 2DR
ASKING PRICE £495,000

A STUNNING FIVE BEDROOMED EXTENDED DETACHED HOUSE PROVIDING FABULOUS, SPACIOUS FAMILY ACCOMMODATION, SITUATED ON A LARGE PLOT

This prominent, prestige family home is situated in the highly sought after area of Hopwood, convenient for the Town Centre and access to the M62, M60 and M66 motorway network. The property provides immaculate and exceptionally modern, extended accommodation with 2 spacious reception rooms at ground floor level, together with an immaculate spacious fitted kitchen/diner, a utility room, the fifth bedroom and a downstairs shower room. At first floor, there are four spacious bedrooms and a family bathroom suite. The property benefits from a gas fired central heating system, double glazed windows, well proportioned gardens to the rear, with a large front private driveway, enclosed by gates, leading down the side to a single detached garage. The property is offered for sale at a competitive price and early viewing comes highly recommended, to appreciate the extent and sheer calibre of the wonderful accommodation on offer.

LARGE OPEN PLAN KITCHEN/DINER LARGE OFF STREET PRIVATE DRIVEWAY LEADING TO SINGLE DETACHED GARAGE

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 HALLWAY – 3.0 x 2.7 metres (9'10" x 8'10")

A spacious light, open plan entrance hallway with composite 'rock' door, floor to ceiling windows and laminate flooring

SITTING ROOM – 3.0 x 4.7 metres (9'10" x 15'5")

A stunning second reception room, linked to the fifth bedroom with new carpet, floor to ceiling windows and feature lantern to the ceiling

BEDROOM FIVE – 3.0 x 2.8 metres (9'10" x 9'2")

Double downstairs bedroom, fully fitted wardrobes, laminate flooring, floor to ceiling window and double French patio doors leading to rear decking area

SHOWER ROOM – 0.9 x 2.7 metres (3'0" x 8'10")

A modern shower room with tiled flooring, fully tiled walls, wash hand basin, low level wc and corner shower cubicle with electric shower



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LOUNGE – 5.1 x 3.9 metres (16'8" x 12'9")

A stunning main reception room with new carpet, feature bay window and fitted television and storage unit

KITCHEN/DINER – 6.2 x 7.6 metres (20'4" x 24'11")

The main feature of the property is the stunning, modern, extensive kitchen/diner and sitting area, comprising of a single drainer anthracite grey sink unit, range modern wall and base units, feature LED lights, complementary work surfaces, built in oven, 5 ring gas hob, extractor hood, integrated dishwasher, two integrated fridges, microwave, freezer, plate warmer, wine fridge, part tiled walls, 5 seater integrated breakfast bar, laminate flooring, large double patio door linking kitchen/diner to the rear decking area and a feature double lantern - a truly spectacular feature which must be seen to be appreciated

UTILITY ROOM – 1.6 x 1.9 metres (5'3" x 6'2")

A range of wall and base units with complementary work surfaces, single drainer sink unit and plumbing for a washing machine



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First Floor

LANDING

With feature glass banisters leading up to a truly stunning floor to ceiling stain glass window

MASTER BEDROOM – 3.3 x 2.8 metres (10'9" x 9'2")

A double master bedroom with feature fitted wardrobes and laminate flooring

BEDROOM TWO – 3.4 x 2.5 metres (11'1" x 8'2")

A second double bedroom with feature fitted wardrobes and laminate flooring

BEDROOM THREE – 2.6 x 2.9 metres (8'6" x 9'6")

A third double bedroom with feature fitted wardrobes and laminate flooring

BEDROOM FOUR – 2.4 x 2.4 metres (7'10" x 7'10")

A well presented fourth bedroom with feature fitted wardrobes and laminate flooring

BATHROOM – 2.7 x 1.9 metres (8'10" x 6'2")

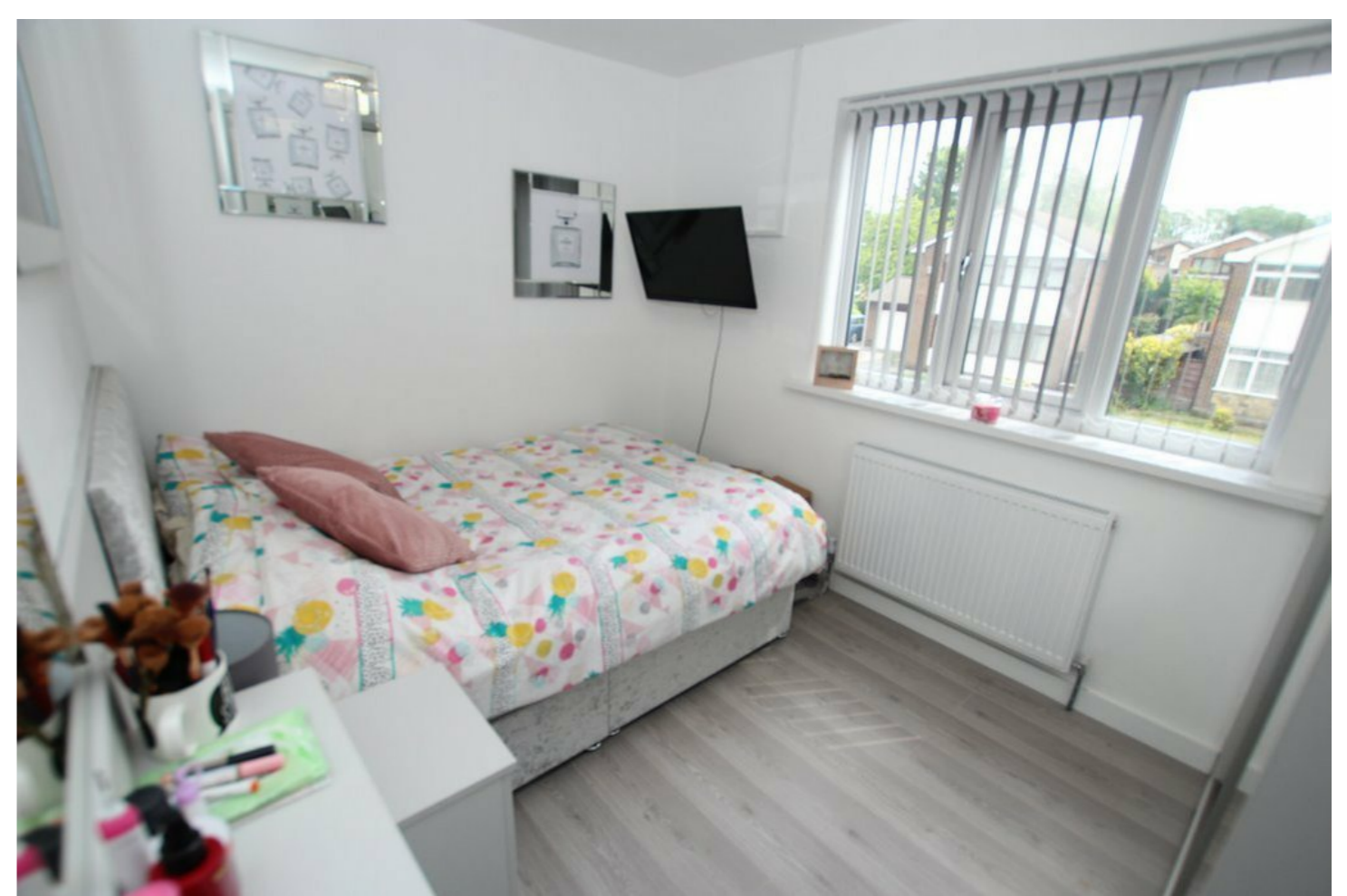
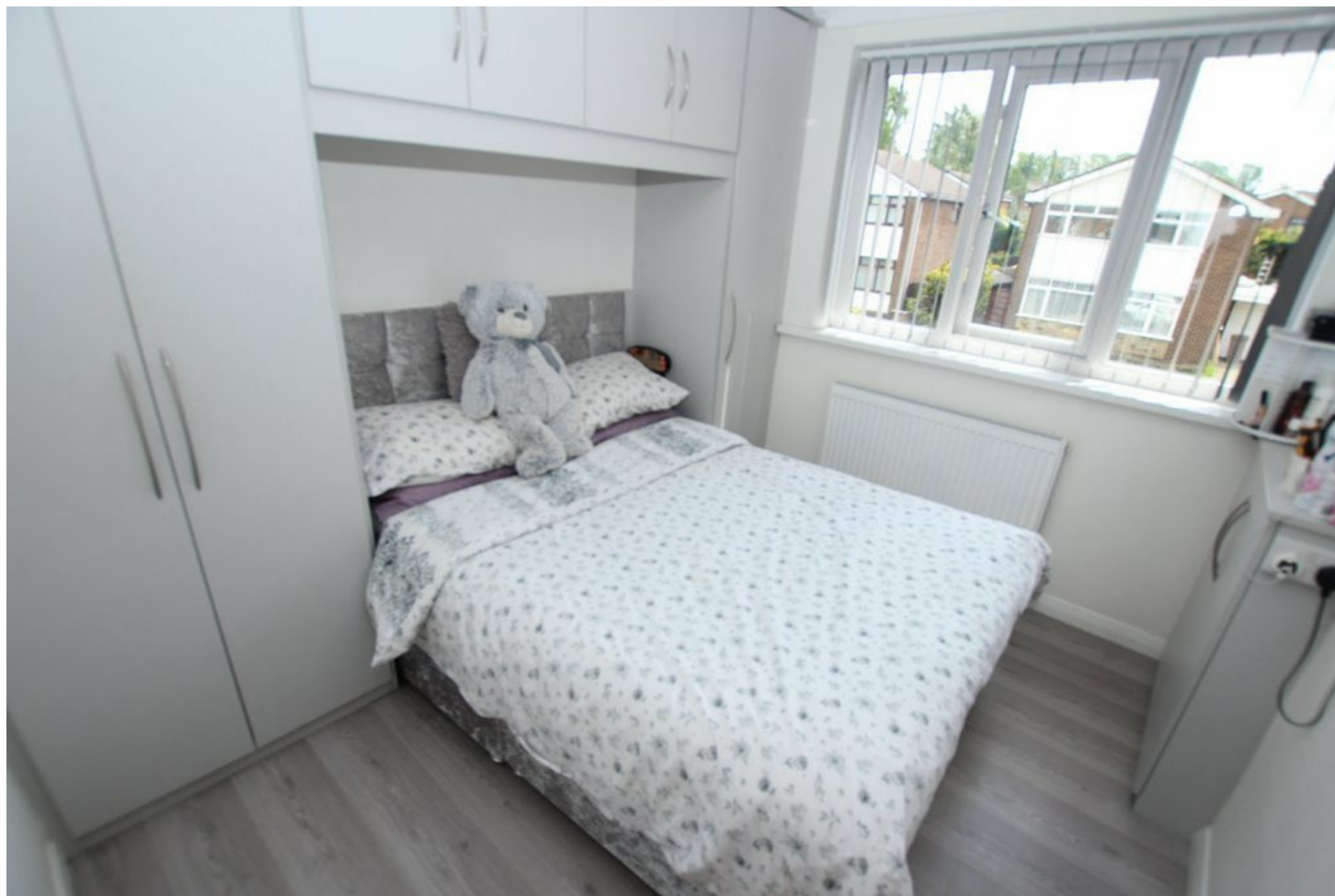
Panelled bath with electric shower above, vanity wash hand basin, vanity low level wc, heated hand towel rail, tiled flooring and tiled walls

Externally

The property benefits from a stunning large grey decking area to the rear garden along with patio area and 4G astro turf area with raised beds. To the front, there is an exceptionally large private driveway, accessed through gates, leading down the side of the property to a **SINGLE DETACHED GARAGE**.



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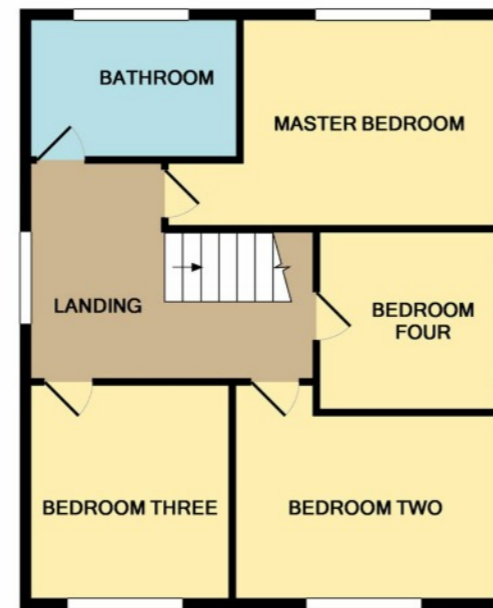
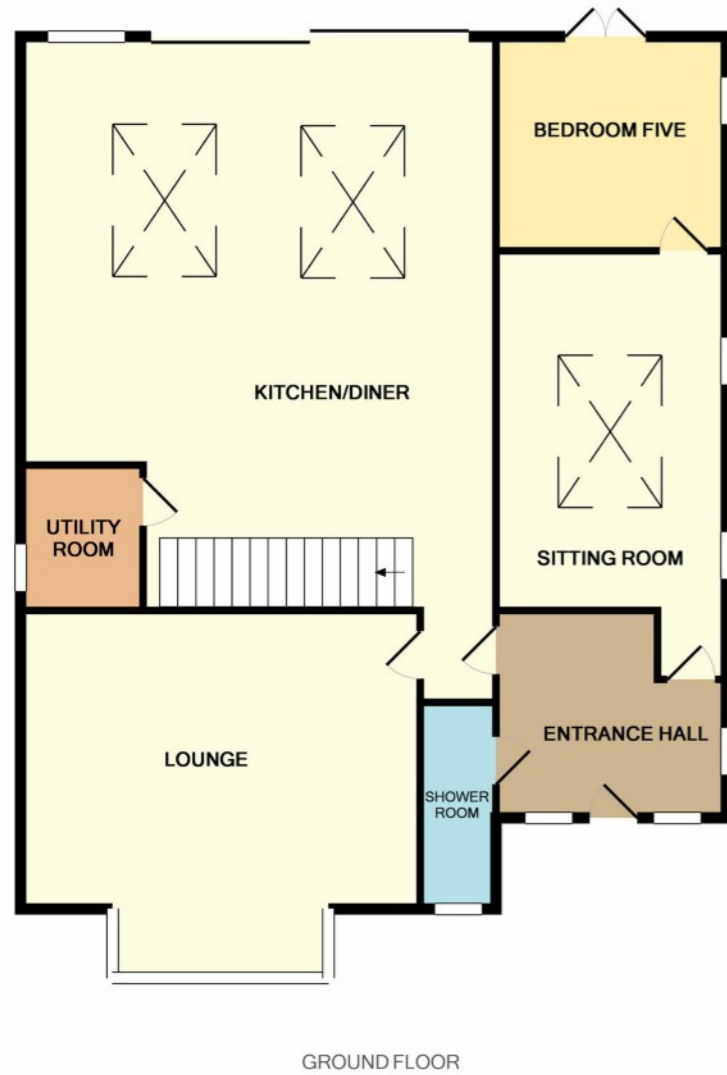
Council Tax Band

From enquiries made we have been advised that the property is in Council Tax Band D

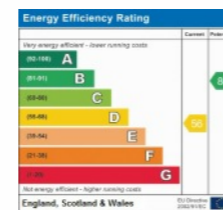
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

LOCATION

The subject property is situated in the prestigious area of Hopwood, close to M60, M62 and M66 motorway junctions and is conveniently positioned for access to all the usual local amenities.



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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