



Spinningfield Way, Heywood OL10

- FREEHOLD
- QUIET CUL-DE-SAC
- CONSERVATORY
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO HEYWOOD TOWN CENTRE
- SITUATED ON A POPULAR HOUSING DEVELOPMENT
- OFF ROAD PARKING WITH INTEGRAL GARAGE
- IMMACULATEDLY PRESENTED THROUGHOUT
- IDEAL FOR A GROWING FAMILY
- CATCHMENT AREA FOR AN OUTSTANDING PRIMARY SCHOOL

Offers In Excess Of £330,000

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are delighted to offer for sale this immaculately presented three bedroom detached family home on Spinningfield Way in Heywood. Set on a private corner plot in a quiet cul-de-sac within a popular development, this property has been meticulously cared for and thoughtfully enhanced by its current owners, featuring spacious living areas, impeccably well maintained gardens, and convenient off road parking with an integral garage, making it ideal for a growing family.

Upon entering the property, you will find an inviting entrance hallway that leads into the spacious lounge. The lounge is highlighted by a bay window that allows plenty of natural light and an electric feature fireplace, creating a warm and welcoming atmosphere. Adjacent to the lounge is an open plan dining room with French doors that open into a cosy conservatory, offering delightful views of the private rear garden. Completing the ground floor is a modern kitchen equipped with integrated appliances and a convenient downstairs WC. A small hallway from the kitchen provides access to the side of the property and the integral garage. On the first floor, there are two double bedrooms and a well sized third bedroom. The master bedroom benefits from an en-suite bathroom, while the modern family bathroom includes a WC, hand wash basin, and shower over the bath.

The front of the property boasts a well manicured garden and a driveway with space for two vehicles. The rear of the property features a well presented private lawned garden and a patio area, perfect for outdoor relaxation and entertaining.

Located in a popular housing development, the property is close to Heywood Town Centre and is well positioned in the catchment area for an outstanding primary school, local amenities, and transport links, including the M62 motorway network.

An early viewing is highly recommended to appreciate the property and location.

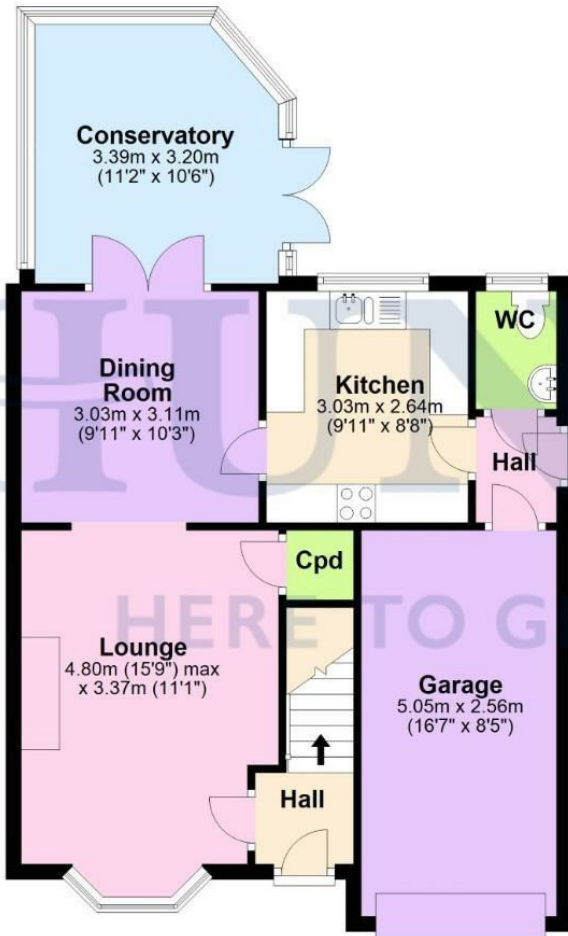
Tenure: Freehold
EPC Rating: C
Council Tax Band: D





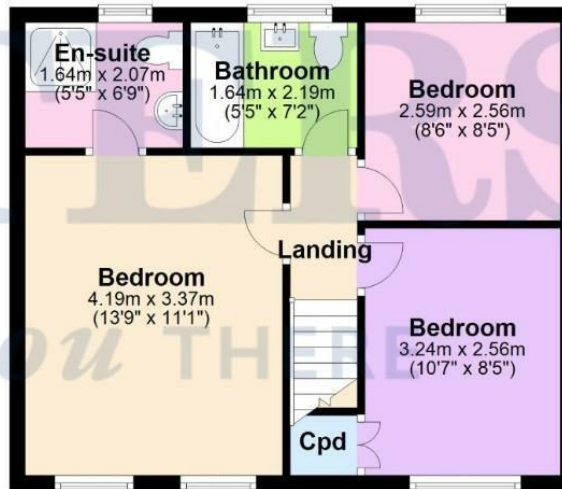
Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.8 sq. feet)



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>