



**39 Harold Lees Road
Heywood
Lancs
OL10 4DW**

Enjoying spectacular views across adjacent farmland to Crimble Woods and Knowl Hill in the distance, an exceptionally well presented 3 storey detached house with 5-6 bedrooms. The layout lends itself to having self-contained accommodation on the lower level, currently with 3 bedrooms, 2 en suite, conservatory, WC and spacious hall with direct access to the garden as well as staircase to the upper ground floor. Only on viewing can one really appreciate this totally unique and stunning property which has high quality fittings throughout. Conveniently located within a short walk of All Souls' Primary School and Nursery and convenient for additional primary and secondary schools. Buses to Manchester, Bury and Rochdale are nearby and motorway access is approximately 1.75 miles away.

LOWER GROUND LEVEL

Hall: Spacious hall with solid wood flooring and staircase from upper ground level. Cloaks/storage cupboard and modern WC and washbasin with shelved recess.

Bedroom 1: Double room with entrance area, solid wood flooring, feature curved wall and double French doors to conservatory.

Dressing room: Good sized room with excellent range of bespoke fitted furniture.

En Suite: Beautiful 5 piece bathroom with oval bath, shower cubicle, twin circular washbasins and WC.

Sitting Room: Currently used as a double bedroom with attractive fitted furniture, solid wood flooring and double French doors and windows to conservatory.



£595,000

House - detached

Bedroom 2: Spacious room fitted out with a built-in single cabin bed and furniture plus sliding doors to en suite/dressing room.

En suite/Dressing Room: Fitted wardrobe areas, shower cubicle, WC and washbasin.

Second Conservatory: 8.5m x 2m conservatory running the full width of the house and enjoying a superb view over the garden and beyond.

UPPER GROUND LEVEL

Hall: Imposing 5.4m hall with wood flooring and feature wrought iron balustrade to lower level staircase and study area. Cloaks cupboard below first floor staircase.

Cloakroom: Modern WC and washbasin.

Study: Part open plan to hall with fitted furniture.

Lounge-Diner: Spacious through-room with wood flooring, oriel window to front and double French doors to conservatory at rear. Attractive limestone fireplace with open coal effect living flame gas fire. Double doors from hall and door to kitchen.

Breakfast-Kitchen: Beautifully fitted and spacious room enjoying the panoramic views. High Gloss fitted units with soft-close doors, pull-out and swivel larder unit and Silestone worktops incorporating large breakfast bar to island unit. Integral Bosch appliances comprising double electric oven, steam oven, microwave, induction hob, dishwasher and larder fridge and separate freezer. There is a Neff extractor hood, Blanco sink unit, tiled floor, tri-folding doors to conservatory, door to balcony and opening to utility room.

Utility Room: Fitted units, housing for washing machine and dryer and sink unit. Access to garage.

Main conservatory: Measuring 8.7m x 2.4m with tiled roof and Kingspan insulation, skylights, tiled floor and radiator. Currently used as dining and sitting areas with spectacular views and double doors to balcony.

Balcony: With access from conservatory, a pleasant seating area enjoying the superb views. External staircase down to the garden.

FIRST FLOOR

Bedroom 3: Originally the main bedroom, a very spacious double room with fitted furniture.

En Suite: Comprising shower cubicle with electric shower, WC and washbasin to vanity unit.

Bedroom 4: Currently used as a games/sitting room with views to rear and plumbing in place for washbasin.

En Suite: With shower and WC

Bedroom 5: Double room with bathroom opposite.

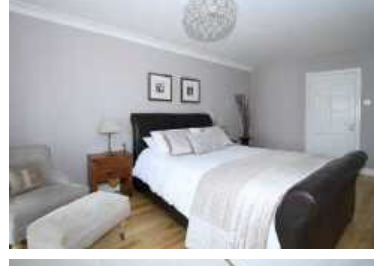
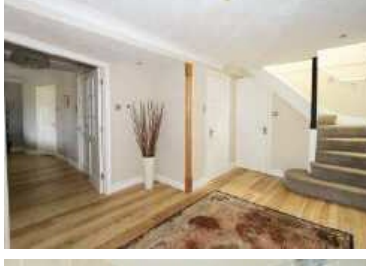
Bathroom: Spacious guest bathroom with corner bath, WC and washbasin.

Landing: Good sized airing cupboard.

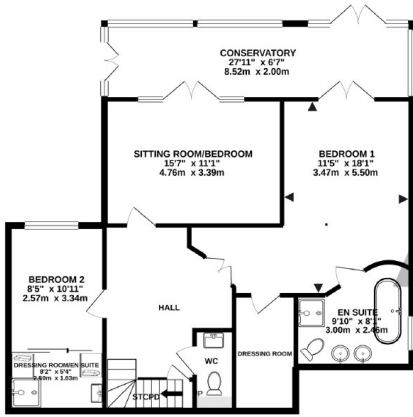
GARAGE: Single attached garage with access to house, remote controlled roller shutter door, central heating boilers, power and lighting. Shelved storage recess.

EXTERNALLY: Attractively landscaped gardens to front, side and rear with patio and decking areas in addition to the balcony, all affording wonderful panoramic views.

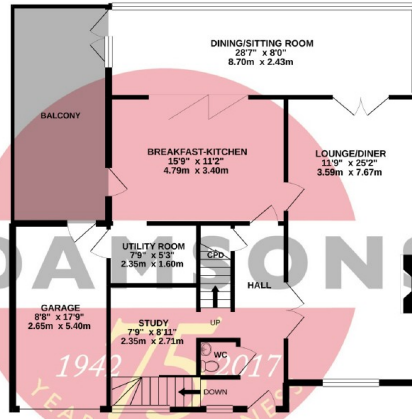
GENERAL: Freehold; Council Tax Band F; Gas central heating (2 boilers); uPVC double glazed; Cavity wall insulation.



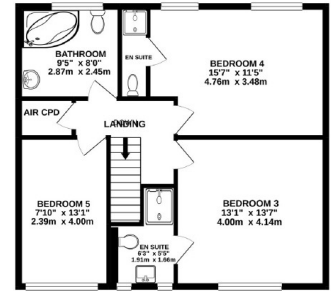
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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