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221 Heywood Old Road, Middleton



- Three Bed Semi Detached With Large Double Extension To Side & Rear.
  - Immaculate And Stylish Interior / Stunning Open Farmland Views
- Sitting Room / Extended Dining Kitchen / Utility And Ground Floor W.C.
  - Dining Area And Lounge Leading To Rear Conservatory
    - En-Suite To Master Bed / Family Bathroom
- Block Paved Driveway / Rear Decked Patio And Lawned Garden
  - NO CHAIN

£395,000

## **NO CHAIN.**

Exceptional three double bed semi detached with large side and rear double storey extension. Stunning open farmland views to the front and rear. This immaculately presented property with stylish interior affords spacious family accommodation. Briefly comprising of gas central heating, uPVC double glazed windows, enclosed entrance porch, hallway with open plan to a contemporary sitting room, large extended dining kitchen, utility room and ground floor W.C. There is also a bay fronted dining room with open plan to the lounge and access to rear conservatory. The first floor affords an extended master bedroom with large en-suite shower room, two further double bedrooms and a three-piece family bathroom. Externally to the front are farmland views, with a full width block paved driveway with a feature soil border housing a variety of plants and shrubs. To the rear is a full width decked patio with wooden balustrade and stairs leading to a spacious lawned garden with raised beds and spectacular views, including a fishing lodge. Located in a prime sought after location overlooking open farmland with far reaching views, ideal for access to local shops and facilities, transport links and the M60 motorway network.

## **GROUND FLOOR**

### **PORCH**

Enclosed entrance porch with tiled flooring and spotlights.

### **HALL**

Hallway with solid oak flooring, spotlights, radiator and staircase rising to the first floor. Open plan to sitting area.

### **SITTING AREA**

4.03m x 2.07m (13'2" x 6'9")

Front aspect with solid oak flooring, spotlights, radiator and double doors to large storage area.

### **W.C**

Low-level W.C with vanity wash-basin and tiled flooring.

### **DINING AREA**

4.04m x 3.58m (13'3" x 11'8")

Front aspect with bay window, carpet flooring and radiator. Open plan to lounge.



### **LOUNGE**

4.06m x 3.27m (13'3" x 10'8")

Rear aspect with gas fire set within feature surround, carpet flooring and radiator. Double doors lead to conservatory.



### **DINING KITCHEN**

4.90m x 4.11m (16'0" x 13'5")

Extended dining kitchen to the rear aspect with a range of contemporary styled wall and base units, central island with cupboards below, "Nero Assoluto" granite surfaces, double stainless steel sink, six ring gas hob with stainless steel extractor above, built in double electric oven, built in microwave oven, integrated fridge/freezer, integrated dishwasher, laminated wooden flooring, spotlights and radiator. External access and access to utility area.



### **UTILITY AREA**

2.73m x 1.24m (8'11" x 4'0")

Useful utility area with lino flooring, electric sockets, and plumbing for washing machine.

### **CONSERVATORY**

3.26m x 2.76m (10'8" x 9'0")

Rear aspect with tiled flooring. Double door lead to decked patio and garden.

## **FIRST FLOOR**

MASTER BEDROOM

4.80m x 4.27m (15'8" x 14'0")

Rear aspect with fitted wardrobes, dresser with matching bedside cabinet, spotlights, laminated wooden flooring and radiator. Access to en-suite.



EN-SUITE

2.57m x 2.47m (8'5" x 8'1")

Three-piece en-suite comprising of shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, fully tiled walls, tiled flooring and radiator.

BEDROOM 2

3.79m x 3.48m (12'5" x 11'5")

Front aspect with bay window, laminated wooden flooring and radiator.



BEDROOM 3

3.57m x 3.03m (11'8" x 9'11")

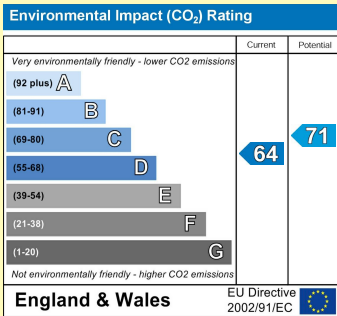
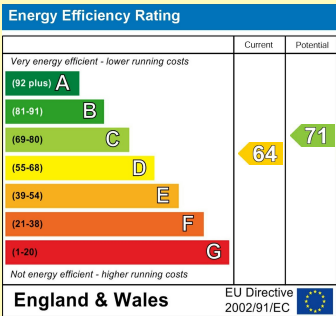
Rear aspect with fitted wardrobes, laminated wooden flooring and radiator.

BATHROOM

Three-piece bathroom comprising of bath with shower above, vanity wash-basin with fitted cupboard below, low-level W.C, fully tiled walls, tiled flooring and tall heated towel rail.

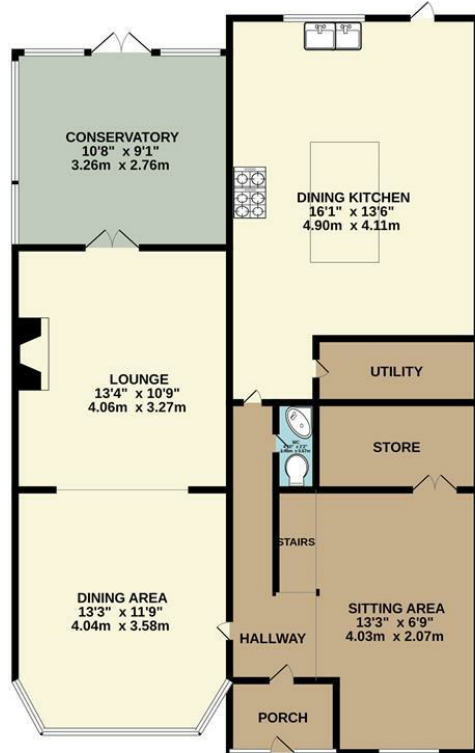
OUTSIDE

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PLEASE NOTE: We have not checked the efficiency or operation of any services (Gas, Water, Electricity or Drainage) or any electrical, mechanical or heating appliances. All measurements taken via a sonic measure. Measurements should only be used as a guide and not for ordering any floor coverings or carpets. **Viewing Strictly By Appointment Only**

GROUND FLOOR  
976 sq.ft. (90.7 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



THREE BED EXTENDED DETACHED

TOTAL FLOOR AREA : 1727 sq.ft. (160.4 sq.m.) approx.

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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