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49 Heywood Old Road, Middleton



- Fabulous THREE DOUBLE Bed Extended Detached Bungalow
- Immaculate Interior Featuring Large Open Plan Family Dining Kitchen
- Front To Rear Porch / Lounge / Contemporary Four-Piece Bathroom
  - Integral Garage / Tarmacadam Entrance And Parking Bay
- Shared Block Paved Driveway / Rear Tiered Patio And Lawned Garden

Offers In Excess Of £300,000

Set in an elevated position is this fabulous THREE double bed detached bungalow. Beautifully presented with an immaculate contemporary interior and a large rear extension accommodating a superb open plan family dining kitchen, a front to rear side porch and an integral garage which has been partially converted to a utility area. This stunning home briefly comprises of gas central heating, uPVC double glazed windows, front to back side porch, lounge with open plan access to an exceptional family dining kitchen with a vaulted glass ceiling, a spacious four piece bathroom suite and a large integral garage. Externally to the front is a tarmacadam parking area, tarmacadam entrance and a separate shared block paved driveway leading to the integral garage. To the rear is a tiered garden incorporating steps with flagged tiles leading to a flagged patio area and steps to an enclosed lawned area at the foot. Conveniently located for local shops and amenities, leisure facilities including the municipal Heaton Park and ideal for transport links to the city centre and the M60 motorway network.

### **ENTRANCE**

Tarmacadam entrance path leading to...

### **PORCH**

4.83m x 2.00m (15'10" x 6'6")

Very spacious side entrance porch with tile flooring, spotlights and electric wall heater. Access to hallway and the rear garden.

### **HALL**

Hallway with carpet flooring and radiator.

### **LOUNGE**

3.96m x 3.75m (12'11" x 12'3")

Light and airy lounge with vaulted ceiling, wall mounted T.V point, carpet flooring, spotlights and radiator. Open plan to dining kitchen and access to bedroom 3.



### **FAMILY DINING KITCHEN**

5.21m x 5.08m (17'1" x 16'7")

Rear aspect with a range of wall and base units incorporating "Quartz" work-surfaces, one and a half bowl stainless steel sink, gas hob with stainless steel extractor above, built in double electric oven, integrated fridge/freezer,

tile flooring, large glass vaulted ceiling, radiator and spotlights. External access and access to the integral garage.



### **BEDROOM 1**

4.43m x 3.63m (14'6" x 11'10")

Front aspect with bay window, carpet flooring and radiator.



### **BEDROOM 2**

3.42m x 3.04m (11'2" x 9'11")

Front aspect with carpet flooring and radiator.

### **BEDROOM 3**

2.94m x 2.78m (9'7" x 9'1")

Side aspect with carpet flooring and radiator.



## BATHROOM

FOUR-piece bathroom suite comprising of bath, separate shower cubicle, vanity wash-basin with fitted cupboards below, low-level W.C, tiled flooring, part tiled walls and heated towel rail.



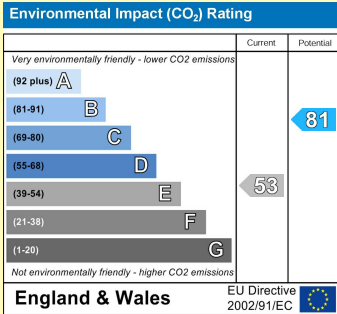
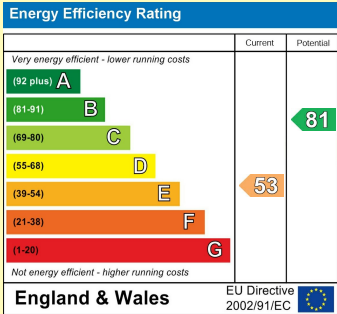
## INTEGRAL GARAGE

5.42m x 4.06m (17'9" x 13'3")

Large integral garage which has been partially converted to accommodate a utility area with fixed wall and base units, stainless steel sink, space and plumbing for an automatic washing machine.

## OUTSIDE

Externally to the front is a tarmacadam parking area, tarmacadam entrance and a separate shared block paved driveway leading to the integral garage. To the rear is a tiered garden incorporating steps with flagged tiles leading to a flagged patio area and steps to an enclosed lawned area at the foot.



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  
1280 sq.ft. (118.9 sq.m.) approx.



THREE BED DETACHED BUNGALOW

TOTAL FLOOR AREA: 1280 sq.ft. (118.9 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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