



ADAMSONS BARTON KENDAL are delighted to present this beautiful three-bedroom semi-detached family home in Heywood. The property has undergone significant renovations and is presented immaculately, having been exceptionally well maintained by the current owners.

Ideally positioned just a stone's throw from Heywood town centre, the home is surrounded by a wealth of local amenities including shops, restaurants, highly regarded schools and nurseries, as well as Heywood Leisure Centre. It also benefits from excellent access to motorway links and public transport routes, making it perfect for commuters.

Viewing Highly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk**

Internally, the accommodation is both stylish and versatile. The property boasts a spacious lounge featuring a contemporary media wall, creating a perfect space for relaxing and entertaining. The ground floor flows seamlessly into an open-plan modern fitted kitchen, complete with a central island, breakfast seating, and an attractive feature lighting installation. The kitchen is fully equipped with integrated appliances including an American-style fridge freezer, ovens, hob, and microwave.

To the rear, the property has been thoughtfully extended to provide an additional generous reception room, enhanced by patio doors that open out onto the garden, allowing for plenty of natural light. There is also a practical utility room to the ground floor, along with an impressive bathroom suite comprising a large spa-style shower and Jacuzzi bath, WC, and wash basin.

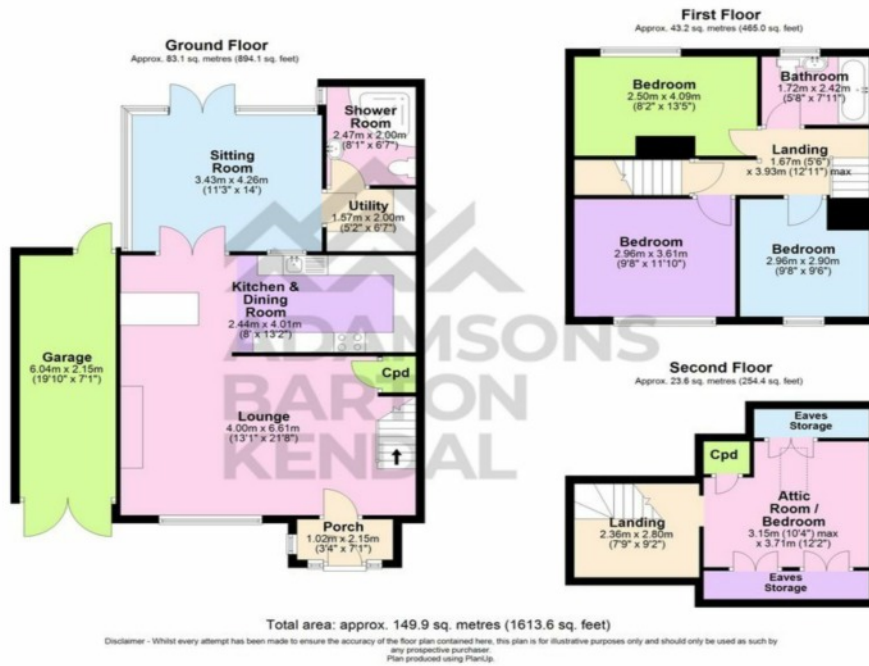
Upstairs, the property offers two well-proportioned double bedrooms and a single bedroom, along with a further modern family bathroom suite. In addition, there is an attic conversion accessed via its own staircase, currently used for storage but offering excellent potential for further living accommodation, subject to the necessary consents.

Externally, the property sits on a generous plot and benefits from a spacious driveway and garage. The rear garden is well presented, featuring a lawned area, a pleasant patio ideal for outdoor dining, and a substantial outhouse equipped with electricity, providing excellent additional space for a variety of uses.

This is a truly stunning home, finished to a high standard throughout, and early viewing is highly recommended.







Additional Information - Council Tax Band - A. Energy Performance Cert - TBC. Tenure - Freehold

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification