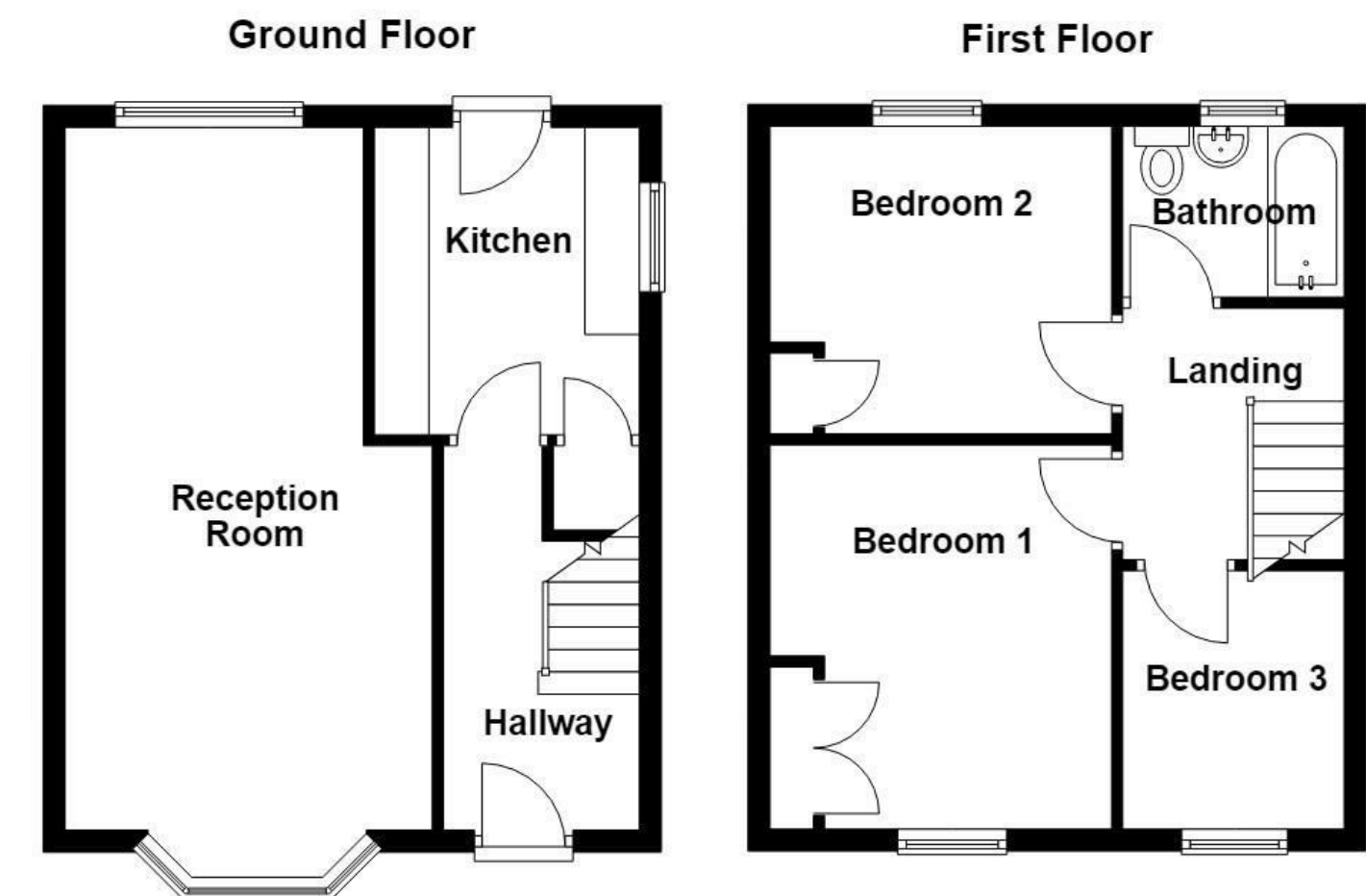




| Energy Efficiency Rating                    |                            |                                                                                     |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                           |
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>85</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>57</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sycamore Avenue, Heywood, OL10 2JB

### £230,000

STUNNING THREE BEDROOM HOME - IDEAL FOR FAMILIES AND UPSIZERS

This delightful three-bedroom semi-detached home offers a perfect blend of modern living and comfort. Upon entering, you will be greeted by a tastefully decorated interior that exudes a contemporary charm, making it an ideal space for both relaxation and entertaining.

The heart of the home features a modern bathroom, designed with stylish fixtures and finishes that enhance the overall appeal. Each of the three bedrooms is generously sized, providing ample space for family members or guests, and can easily be transformed to suit your personal style.

One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you envision hosting summer barbecues, creating a vibrant garden, or simply enjoying a peaceful retreat, this expansive outdoor space is sure to impress.

Additionally, the property boasts its own driveway, offering convenient off-street parking and ease of access. This feature is particularly valuable in today's busy lifestyle, ensuring that you can come and go with minimal hassle.

In summary, this semi-detached home on Sycamore Avenue is a fantastic opportunity for those seeking a modern and comfortable living space in a friendly neighbourhood. With its appealing decor, spacious garden, and practical amenities, it is a property that truly deserves your attention.

# Sycamore Avenue, Heywood, OL10 2JB

£230,000

3 1 1 D

- Semi Detached Property
  - Spacious Reception Room
  - Off Road Parking
  - EPC Rating D
- Three Bedrooms
  - Three Piece Bathroom
  - Freehold
- Fitted Kitchen
  - Front & Rear Gardens
  - Council Tax Band C

## Ground Floor

### Entrance Hallway

11'6 x 5'11 (3.51m x 1.80m)

Composite front entrance door, stairs to the first floor and doors to reception room and kitchen.

### Reception Room

21' x 11' (6.40m x 3.35m)

UPVC double glazed bay window and central heating radiator.

### Kitchen

9'3 x 8' (2.82m x 2.44m)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with mixer tap, range cooker, plumbing for washing machine, space for fridge freezer and stable door to the rear.

## First Floor

### Landing

7'11 x 6'10 (2.41m x 2.08m)

UPVC double glazed window, central heating radiator and doors to three bedrooms and bathroom.

### Bedroom One

11'7 x 10' (3.53m x 3.05m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

10' x 9'4 (3.05m x 2.84m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

7'9 x 6'8 (2.36m x 2.03m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'10 x 5'2 (2.08m x 1.57m)

UPVC double glazed window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations and lino flooring.

## External



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