



FINE & COUNTRY



- Mercers Road, Hopwood, Heywood, Greater Manchester
- 6 Bedroom, 5 Bathroom, Detached Executive Family Home
- Superbly Well Extended & Upgraded Throughout
- A Vast Range Of Improvements & Additions
- Beautiful Styling & Design
- Generous Gardens, Over 1/3rd of an Acre Plot
- Garage & Ample Driveway Parking
- Highly Sought After, Individual Residential Location
- VIEWING ESSENTIAL
- View By Appointment Only - Contact Us To View

## 4, Mercers Road, Heywood, OL10 2NP

Superb, expansive detached home on large, over 1/3rd of an acre plot, with 6 bedrooms, 5 bathrooms and multiple reception rooms. Beautifully presented and well laid out over 3 floors, with stunning contemporary décor and excellent extensions creating fabulous living space. Generous gardens front and rear, with wonderful modern terrace perfect for indoor / outdoor entertaining. A simply outstanding family home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Mercers Road, Hopwood, Heywood, Greater Manchester is a fantastic property throughout. As you approach via the cobble set driveway, it is immediately apparent that this is an extraordinary home, set well back from the road by the mature front garden and planting. Having undergone a full program of upgrading and improvement, the property now boasts an enviable specification and list of updates. From the brand new heating system and wiring, through to the luxuriously appointed 4k home cinema, this is clearly a property with a multitude of high end fixtures and finishes.

Thoughtfully extended, this is now a true family property with multiple reception rooms and those all important en-suite facilities to 5 of the 6 bedrooms, modern family living is perfectly accommodated. At the same time, there has been the effective integration of technology such as smart, app controlled heating and security systems, with future-proofing built in by the deployment of Cat6 cabling throughout.

Completing the picture here, the list of other improvements is extensive and includes for example, solid wood doors throughout, wooden flooring across the ground floor and, a truly standout feature, the exceptional Kitchen / Family / Dining Room which, along with the main lounge, open onto the terrace via bifold doors. The additional reception space within the Home Cinema and 2nd Lounge are ideal for entertaining too, while the great size gardens to both front and rear, garage and ample off road driveway parking too, truly make this a complete family home. Viewing here is most highly recommended and can be arranged, by appointment only, exclusively through our Rawtenstall office.

Internally, this property briefly comprises: GROUND FLOOR - Entrance Hallway with Downstairs WC and Store, Lounge, open plan Kitchen / Dining / Family Room, Utility Room and Boiler Room, 2nd Lounge, Home Cinema. FIRST FLOOR - Landing off to Bedroom 2 with En-Suite Shower Room, Bedroom 3 with Dressing Room and En-Suite Shower Room, Bedroom 4 with En-Suite Shower Room, Bedroom 5 and Family Bathroom, SECOND FLOOR - Landing off to Master Bedroom Suite with 5-piece En-Suite Bathroom, Bedroom 6 / Study. Externally, the Garage and off road Driveway Parking provide ample space for numerous vehicle, while the generous gardens to both front and rear, provide separation and fantastic spaces to entertain and enjoy the indoor / outdoor lifestyle affording by the twin bifold doors.

Situated on highly sought after and well regarded residential road, this property enjoys easy motorway links to Manchester City Centre which is less than 9 miles away, together with a range of excellent local amenities nearby, including excellent education provision at Hopwood School and Newhouse Academy, while parkland and green space are also within walking distance. Hopwood itself and nearby Heywood town centre give easy access to shopping, healthcare and other daily requirements too.

This outstanding property has a great deal to commend and therefore, viewing is most highly recommended, by appointment exclusively through our Rawtenstall office.



### Garage

### Hallway

Lounge 24'9" x 14'10"

2nd Lounge 11'9" x 14'10"

Cinema Room 12'6" x 15'8"

Open Plan Kitchen / Family Room 24'0" x 20'11"

Utility 6'10" x 5'8"

Boiler Room

WC 6'3" x 3'6"

Landing

Bedroom 2 13'5" x 13'9"

En-suite Shower Room 2 9'6" x 4'10"

Bedroom 3 11'2" x 13'3"

Dressing Room 7'0" x 5'7"

En-suite Shower Room 3 7'6" x 5'7"

Bedroom 4 12'9" x 9'9"

En-suite Shower Room 4 8'2" x 5'9"

Bedroom 5 10'4" x 14'11"

Bathroom 9'5" x 7'0"

2nd Landing

Master Bedroom 19'10" x 22'8"

En-suite Bathroom 7'10" x 11'2"

Bedroom 6 / Study 11'7" x 13'0"

Front Garden

Front Driveway

Garage

Large Rear Patio

Rear Garden

Agents Notes

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