



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Bader Drive, Heywood, OL10 2QS

### Offers In Excess Of £220,000

AN EXCEPTIONAL SEMI DETACHED PROPERTY

Nestled in the tranquil cul-de-sac of Bader Drive, Hopwood, this beautifully presented semi-detached house is a delightful find for those seeking a modern and comfortable home. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for a small family or a couple in need of extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious reception room, ideal for relaxation and entertaining. The reception room flows seamlessly into a contemporary kitchen, which is equipped with modern wall and base units, as well as integrated appliances, making it a joy for any home cook. The kitchen also provides access to the rear garden, enhancing the indoor-outdoor living experience.

The first floor features two inviting bedrooms, each offering a peaceful retreat, along with a three-piece family bathroom that is both functional and stylish.

Externally, the property boasts a charming garden to the rear, complete with an artificial lawn and patio areas, perfect for enjoying sunny days or hosting gatherings. To the front, a stone-chipped garden provides convenient parking for two cars, adding to the practicality of this lovely home.

# Bader Drive, Heywood, OL10 2QS

Offers In Excess Of £220,000

 2  1  1  D

- Immaculate Semi Detached Property
- Fitted Kitchen
- Off Road Parking
- EPC Rating D
- Two Bedrooms
- Perfect First Home
- Tenure Leasehold
- Three Piece Bathroom Suite
- Low Maintenance Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Porch

3'11 x 2'10 (1.19m x 0.86m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, spotlights and oak door to reception room.

### Reception Room

13'5 x 12'7 (4.09m x 3.84m)

UPVC double glazed window, central heating radiator, tiled fireplace with marble hearth, television point, oak single glazed door to kitchen/dining area and stairs to first floor.

### Kitchen/Dining Area

12'7 x 8'11 (3.84m x 2.72m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated oven with induction hob and extractor hood, space for fridge freezer, plumbing for washing machine, tiled flooring and UPVC double glazed frosted door to rear.

## First Floor

### Landing

6'5 x 5'2 (1.96m x 1.57m )

UPVC double glazed frosted window, storage cupboard with integrated Esprit boiler, doors leading to two bedrooms and bathroom.

### Bedroom One

12'7 x 11'8 (3.84m x 3.56m)

UPVC double glazed window, central heating radiator, loft access and fitted wardrobe.

### Bedroom Two

11'0 x 6'6 (3.35m x 1.98m )

UPVC double glazed window and central heating radiator.

### Bathroom

5'8 x 5'6 (1.73m x 1.68m )

UPVC double glazed frosted window, central heating radiator, panel bath with traditional taps, overhead direct feed rainfall shower and rinse head, pedestal wash basin with traditional taps, dual flush WC, tiled elevations and wood effect lino flooring.

## External

## Rear

Enclosed garden with paving and artificial lawn.

## Front

Double driveway.



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