

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Severn Road, Heywood, OL10 4RY

Offers In Excess Of £250,000

Welcome to this stunning semi-detached home located on Severn Road in the charming town of Heywood. This delightful property boasts three well-proportioned bedrooms and offers a generous living space of 994 square feet, making it an ideal choice for families or those seeking extra room to grow.

As you enter the home, you are greeted by a welcoming vestibule that leads into a spacious reception room. This inviting area features stairs that ascend to the first floor, providing a seamless flow throughout the ground level. The reception room also grants access to the kitchen, which is perfect for both cooking and entertaining.

The first floor comprises three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. Additionally, there is a well-appointed bathroom that caters to the needs of the household.

Outside, the property features a low-maintenance garden, allowing you to enjoy the outdoors without the hassle of extensive upkeep. The decorative patio slabs in the rear garden create an attractive space for outdoor gatherings or simply enjoying a quiet moment in the sun. Furthermore, a driveway at the front of the house provides convenient off-street parking.

This home is not only beautifully presented but also conveniently located, making it a wonderful opportunity for anyone looking to settle in a friendly community. With its blend of comfort, style, and practicality, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

Severn Road, Heywood, OL10 4RY

Offers In Excess Of £250,000

 3  1  1  C

- Tenure Freehold
- Ample Off Road Parking
- Ideal Family Home With Viewing essential
- Easy Access To Major Commuter Routes

- Council Tax Band B
- Three Well Proportioned Bedrooms
- Three Piece Shower Room

- EPC Rating C
- Modern Fitted Kitchen/Dining Area
- Envious Garden Space To Front And Rear Of Property

Ground Floor

direct feed shower, tiled elevation, spotlights, tiled effect flooring.

Entrance

UPVC door to porch.

Porch

5'2 x 4'5 (1.57m x 1.35m)

Three UPVC double glazed windows, central heating radiator, wood effect laminate flooring and door to reception room.

Reception Room

14'4 x 13'9 (4.37m x 4.19m)

UPVC double glazed window, central heating radiator, decorative coving, television point, wood effect laminate flooring, door to kitchen/dining area and stairs to first floor.

Kitchen/Dining Area

14'4 x 10'7 (4.37m x 3.23m)

UPVC double glazed window, central heating radiator, range of wall and base units, wood effect work top and upstand, stainless steel sink and drainer with mixer tap, oven and microwave in a high rise unit, four ring gas hob, extractor hood, integrated washing machine and dishwasher, space for fridge freezer, spotlights, wood effect laminate flooring and UPVC double glazed French doors to rear garden.

First Floor

Landing

Doors to three bedrooms and bathroom.

Bedroom One

13'1 x 8'1 (3.99m x 2.46m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

8'1 x 9'1 (2.46m x 2.77m)

UPVC double glazed window and central heating radiator.

Bedroom Three

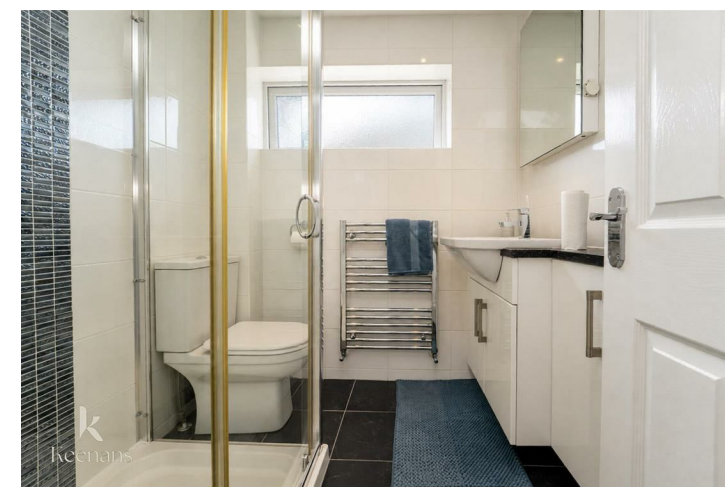
10'7 x 6' (3.23m x 1.83m)

UPVC double glazed window, central heating radiator and storage.

Shower Room

6' x 6' (1.83m x 1.83m)

UPVC double glazed frosted window, heated towel rail, dual flush WC, vanity top wash basin with mixer tap, enclosed



Tel: 01706396140

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