

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		79	
(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	

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Omrod Road, Heywood, OL10 1FQ

£400,000

AN IDYLIC FAMILY HOME

Nestled on the desirable Omrod Road in Heywood, this exquisite detached family home is a true gem, presented and maintained to the highest standard throughout. With immaculate presentation, this property boasts modern fixtures and fittings, stylish interiors, and a neutral colour palette that creates a warm and inviting atmosphere.

The home features two spacious reception rooms, perfect for family gatherings or entertaining guests. With four well-proportioned bedrooms, there is ample space for a growing family or for those who enjoy having guests. The two newly fitted, high-quality bathrooms add a touch of luxury and convenience, ensuring that the needs of the household are met with ease.

The modern fitted kitchen is a delight for any home cook, offering both functionality and style. The abundance of indoor space is complemented by beautifully landscaped gardens that require low maintenance, allowing you to enjoy the outdoors without the hassle of extensive upkeep. The driveway accommodates up to three cars, providing ample parking for family and visitors alike.

One of the standout features of this property is the stunning woodland views that can be enjoyed from various vantage points within the home. This tranquil setting makes it the perfect

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- An Exquisite Detached Property
- Low Maintenance Gardens And Not Overlooked From The Front
- Off Road Parking
- Tenure Freehold
- Four Bedrooms
- Perfect Family Home
- EPC Rating C
- Fully Updated And Modern Throughout
- Sought After Location
- Council Tax Band E

Ground Floor

Entrance

Aluminium double glazed frosted door to hallway.

Hallway

4'9 x 3'10 (1.45m x 1.17m)

Central heating radiator, smoke alarm, vinyl flooring, doors to two reception rooms and staircase to the first floor.

Reception Room Two

17'6 x 8 (5.33m x 2.44m)

UPVC double glazed window, central heating radiator, spotlights, television point.

Reception Room One

17'6 x 12'6 (5.33m x 3.81m)

UPVC double glazed box window, two central heating radiators, television point, under staircase storage cupboard, door to the kitchen diner.

Kitchen Diner

19'1 x 15'5 (5.82m x 4.70m)

UPVC double glazed windows, two central heating radiators, a range of high glossed wall and base units, granite surface, inset stainless steel one and a half bowl sink with mixer tap, integrated electric mid rise double oven with a five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, spotlights, television point, tiled flooring, door to the utility room, UPVC double glazed French doors to the rear.

Utility Room

7'3 x 5'2 (2.21m x 1.57m)

Central heating radiator, a range of glossed wall and base units, granite effect surface, integrated washing machine, space for a wine cooler, integrated Ideal boiler, extractor fan, tiled flooring, door to the WC, composite double glazed frosted door to the rear.

WC

5'1 x 3'7 (1.55m x 1.09m)

UPVC double glazed frosted window, central heating radiator, a two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, tiled flooring.

First Floor

Landing

9'2 x 6'2 (2.79m x 1.88m)

Central heating radiator, loft access, smoke alarm, fitted storage, doors to four bedrooms and a shower room.

Bedroom One

13'8 x 12'6 (4.17m x 3.81m)

UPVC double glazed window, central heating radiator, television point, door to the en suite.

En Suite

7'5 x 4'2 (2.26m x 1.27m)

Heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed overhead rainfall walk in shower and with rinse head, tiled elevations, spotlights, LED mirror, extractor fan, tiled flooring.

Bedroom Two

12'6 x 9'4 (3.81m x 2.84m)

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

Bedroom Three

12'4 x 8'3 (3.76m x 2.51m)

UPVC double glazed window, central heating radiator, fitted desk and storage.

Bedroom Four

11'9 x 8'1 (3.58m x 2.46m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect vinyl flooring.

Shower Room

7'5 x 5'11 (2.26m x 1.80m)

UPVC double glazed frosted window, heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, double direct feed overhead rainfall walk in shower with rinse head, tiled elevations, spotlights, LED mirror, tiled flooring.

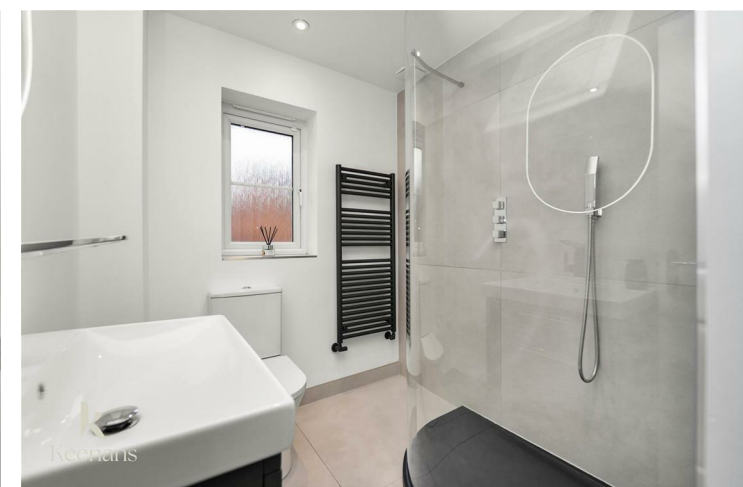
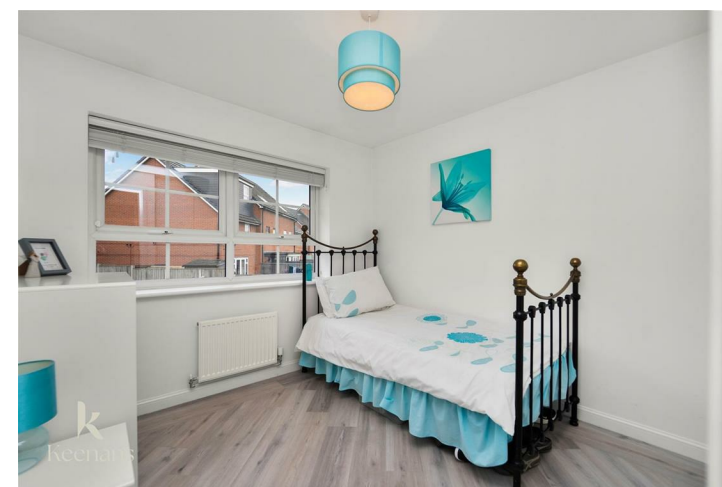
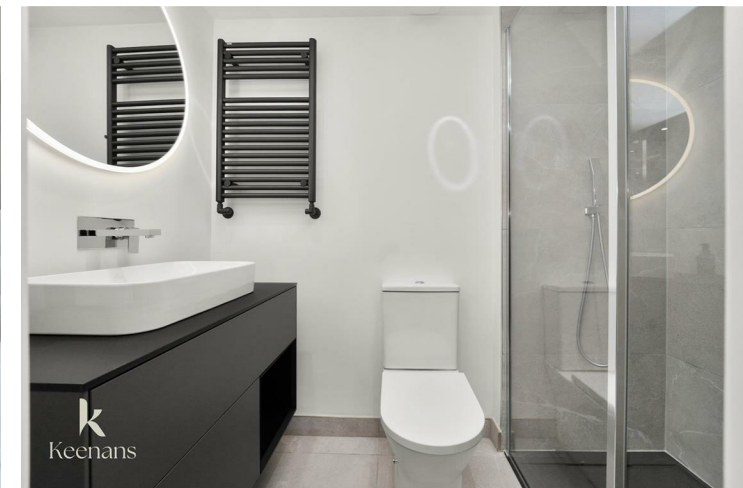
External

Front

Block paved driveway for up to three cars.

Rear

Enclosed garden with porcelain tiled paving, artificial lawn, raised bedding areas, slate patio area, integrated seating, barbecue and pizza oven.



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