



**Kirkwall Way, Heywood, OL10 3FS**

**£229,995**

**EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Heywood!**



# 5 Kirkwall Way, Heywood, OL10 3FS

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Heywood. Benefiting from spacious living accommodation set over 2 floors, private landscaped rear garden and garage conversion

The living accommodation briefly comprises of; lounge, open plan kitchen/diner, garage conversion, WC/cloaks and hallway. To the first floor 3 bedrooms, en-suite shower room and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the M60 Manchester Ring Road with being commutable within 10 minutes.

Leasehold - 986 years remaining  
Ground rent - £150pa  
Service charge - £187pa  
Council tax band - D

## GROUND FLOOR

**Lounge 10'2" x 16'2" (3.12m x 4.93m)**

High quality wood effect laminate flooring with blind

**Kitchen/diner 7'7" x 18'9" (2.33m x 5.73m)**

High quality vinyl flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

**Garage conversion/Bedroom 7'8" x 15'11" (2.35m x 4.87m)**

Carpet flooring with blind

## WC/cloaks

High quality vinyl flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

**Bedroom 9'8" x 13'11" (2.96m x 4.25m)**

Carpet flooring with window to the front elevation and blind

## En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator and blind

**Bedroom 11'3" x 8'8" (3.43m x 2.66m)**

Carpet flooring with window to the rear elevation and blind

**Bedroom 9'10" x 7'10" (3.00m x 2.40m)**

Carpet flooring with window to the rear elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail and spotlighting

## EXTERNAL

Private, enclosed rear garden with panel fencing boundary, laid to lawn and patio area. Single driveway to the front of the property with path leading to the front door and small lawn area.





