

Aragon Drive, Heywood OL10 3BB

Offers in the region of £200,000



ADAMSONS BARTON KENDAL are delighted to present to the market this beautifully presented two - bedroom terraced family home, ideally positioned in a convenient location close to Heywood Town Centre.

Offering deceptively spacious accommodation throughout, this impressive property has been maintained and presented to a high standard, making it an ideal purchase for first time buyers, young families or those looking for a well-connected home with excellent local amenities close at hand.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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One of the property's standout features is the exceptional external space available for a home of this type, with a double driveway , a garage and 2 separate storage sheds, providing an excellent combination of off-road parking and practical storage, which is a particularly desirable feature for the area.

Internally, the accommodation briefly comprises an entrance hallway, leading into a generous open-plan living space, incorporating a comfortable lounge and well appointed kitchen/diner. To the rear is a useful conservatory, creating an additional versatile reception space with views and access towards the rear garden. There is also the added benefit of a separate utility room, ideal for everyday family living.

To the first floor are two generous double bedrooms. including a spacious master bedroom, together with a modern family bathroom.

The property is ideally situated for access to Heywood Town Centre , where a wide selection of independent shops, cafe's , pubs and everyday amenities can be found, together with Morrisons supermarket and other local facilities. Queen's park is also within easy reach, providing excellent outdoor space for families.

ACCOMMODATION

Living Room - 4.54 x 3.78 metres - A unique and modern living space with panelled walls to each side, featuring stylish wall lights and a black cast iron radiator. The window has effective black shutter blinds and the flooring is wooden throughout.

Kitchen/ Diner - 3.53 x 5.10 metres - A generous open living space with a fitted wall to floor kitchen with integrated appliances such as a large falcon double oven , gas hob and extractor fan, a hot point microwave, dishwasher and a stainless steel sink unit. There is an under stairs storage cupboard disguised with attractive black shutter blinds and tiled flooring throughout, as well as spotlight lighting to finish off.

Sunroom - 2.76 x 3.38 metres - Accessed through UPVC doors with laminate flooring, currently utilised for storage and houses the American fridge freezer but could be a further reception room if required , or a play room for families.

Hallway - 1.98 x 3.04 metres - Internal hallway featuring tiled flooring with access to the utility room with a wooden staircase.

Utility Room - 1.34 x 1.47 metres - A small room with plumbing in for a washing machine , and space for a dryer. The Baxi boiler is also stored here.

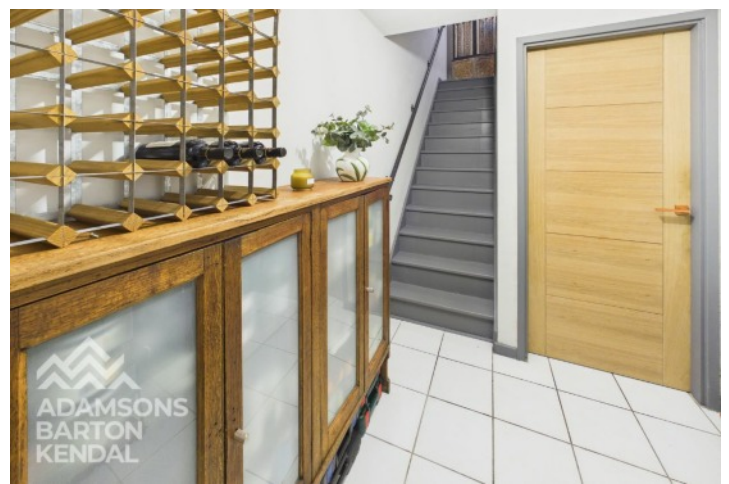
Entrance Vestibule - 1.36 x 0.82 metres

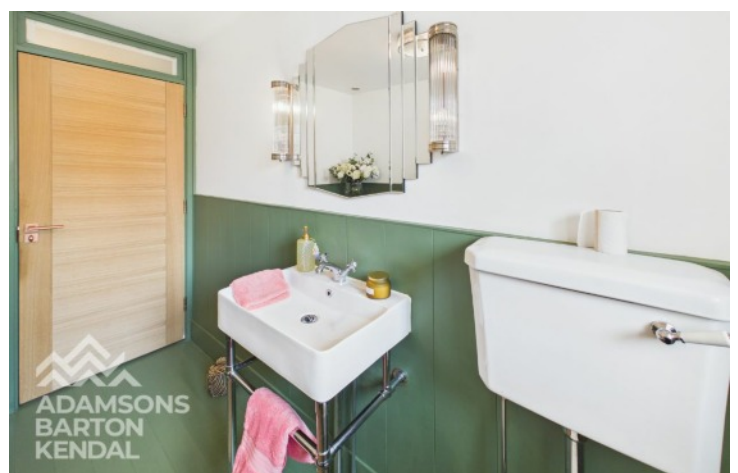
Master Bedroom - 4.56 x 4.76 metres - A very generous double bedroom with ample fitted wardrobes and storage units, with mirrored doors. The windows over look the front of the property and have stylish black shutter blinds, wooden flooring and effective panelling to the wall.

Bedroom 2 - 2.46 x 4.11 metres - A further double bedroom with carpets and white shutter blinds.

Bathroom - 1.97 x 3.14 metres - A 3 piece family bathroom suite featuring a freestanding roll top bath, WC, Heated towel rail and a wash hand basin, currently positioned underneath stylish wall lights. There is a frosted window disguised with further shutter blinds and shelving units over the bulkhead.

Landing - 1.96 x 2.54 metres - Wooden flooring with access to the loft hatch.







Externally

The property benefits from a small courtyard to the front and a beautifully maintained low maintenance rear garden. As you enter there is a decking area which then elevates onto artificial grass. There are 2 storage shed and a single garage to the rear which can be accessed through the rear garden. The garden features seating areas which is great for soaking up the sun and outdoor entertaining.

The property has been fully renovated throughout by the current owners, including solid oak doors, black cast iron radiators and shutter blinds throughout.

Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - TBC

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