ADAMSONS BARTON KENDAL

Barley Hall Street, Heywood OL10 4DD

Offers invited in excess of £255,000



ADAMSONS BARTON KENDAL are delighted to introduce this immaculately presented, turnkey three-bedroom semi-detached family home in Heywood, boasting an exceptionally generous plot, beautifully renovated interiors and exciting potential for further extension. Lovingly improved by the current owner, this superb property is ready to move straight into, making it an ideal choice for families seeking a home that combines modern living with generous outdoor space and excellent local amenities.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

The location is particularly appealing for families, with All Souls Primary School situated directly across the road, alongside a selection of other highly regarded schools and nurseries, including St Luke's Church of England Primary School and Tiddlywinks. Heywood Cricket Club is just around the corner, while popular green spaces such as Springfield Park and Queens Park are close by, with the scenic Crimble walks also within easy reach. Public transport links are readily accessible, with a popular bus route conveniently located at the end of the street.

Internally, the accommodation briefly comprises two entrance porches, one to the front and one to the rear, a welcoming hallway, spacious lounge, separate dining room, fitted kitchen and a useful downstairs WC. To the first floor, there are two well-proportioned double bedrooms, a further single bedroom and a modern three-piece family bathroom suite.

Externally, this property truly excels. To the front, a brick boundary wall encloses the garden, with a paved pathway leading to the entrance and lawns to either side, creating an attractive first impression. Side access leads through to the impressive rear garden, which has been beautifully landscaped to provide a low-maintenance outdoor space with plenty of room for children to play, entertaining guests and enjoying the warmer months.

The south-facing rear garden features a generous Indian stone patio area, ideal for outdoor dining and summer gatherings, alongside a large artificial lawn. A useful storage shed and a separate outbuilding with light and power provide additional practicality, whether for storage, hobbies or a potential home workspace.

With its generous plot, attractive presentation, versatile accommodation and scope for further extension (subject to the necessary planning permissions and consents), this is a fantastic opportunity to secure a ready-to-move-into family home in a popular Heywood location.





ACCOMMODATION

Ground Floor

Front Porch - 2.12 x 1.24 metres

Hallway - 2.32 x 1.20 metres

Living Room - 3.59 x 5.18 metres
Spacious lounge featuring wooden flooring and an attractive stone fireplace with wood-burning stove, flowing seamlessly into the dining room.

Dining Room - 2.99 x 3.88 metres
Versatile dining room with wooden flooring and UPVC patio doors opening out onto the rear garden, ideal for family dining and entertaining.

Kitchen - 2.28 x 3.63 metres

WC - 0.81 x 1.19 metres

Rear Porch - 1.72 x 1.13 metres

First Floor

Landing - 2.58 x 1.92 metres

Bedroom 1 - 4.08 x 3.14 metres

Bedroom 2 - 2.75 x 2.68 metres

Bedroom 3 - 2.13 x 1.98 metres

Bathroom - 1.47 x 2.14 metres






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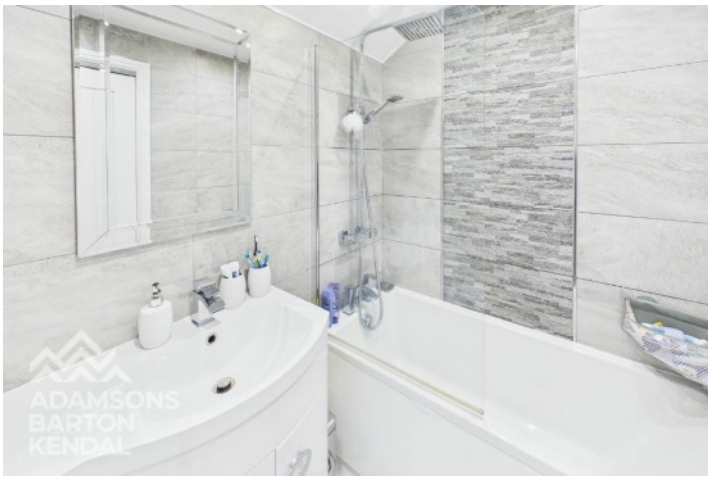

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Additional Information

Council Tax Band - A
Energy Performance Cert - D66
Tenure - Freehold



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