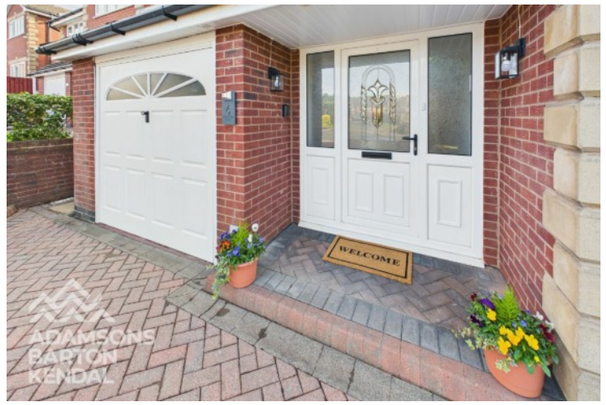








ADAMSONS
BARTON
KENDAL

Harold Lees Road
Heywood OL10 4DW
Offers invited in excess of £395,000

Adamsons Barton Kendal are delighted to present to the market this beautifully renovated four-bedroom detached family residence, occupying a particularly generous corner plot in a popular and peaceful residential setting on Harold Lees Road, Heywood. Surrounded by similar well-established homes, this excellent family property enjoys a quiet position whilst remaining ideally placed for a wide range of local amenities, schools, transport links and some of the area's most attractive countryside.

The property has been comprehensively redecorated and upgraded throughout by the current owners and is presented in immaculate, turn-key condition, offering spacious and versatile accommodation which is perfectly suited to modern family living. Internally, the property comprises a welcoming entrance hallway, three excellent reception rooms, a fitted kitchen and useful downstairs WC. To the first floor are four generously proportioned double bedrooms, including an impressive master bedroom complete with a stunning en-suite shower room, together with a well-appointed three-piece family bathroom.

Throughout the home, the standard of presentation is excellent, with new carpets and LVT flooring having been installed, complemented by fresh decoration throughout. Further benefits include a Hive-controlled central heating system and a Worcester Bosch boiler, which was installed in 2020, providing further peace of mind for the incoming purchaser.

Externally, the property occupies an enviable and substantial corner plot, offering an excellent degree of outdoor space and exciting potential for those looking to further extend the accommodation, subject to the necessary planning permissions. To the front is a large block-paved driveway providing off-road parking for up to four vehicles, together with a single garage and a beautifully maintained lawned garden. To the rear is a generous and private family garden, featuring a large flagged patio area ideal for outdoor dining and entertaining, together with an expansive lawn providing an excellent space for children to play and for the family to enjoy.

The location is particularly appealing for families, offering a superb balance between convenient everyday living and easy access to open countryside. Queen's Park, Ashworth and Roch Valley countryside, Hopwood Woods Nature Reserve, Springfield Park and Piethorne Valley are all within easy reach, providing an abundance of scenic walking routes and outdoor recreational opportunities. Heywood town centre and Heywood Leisure Centre are also nearby, whilst the property benefits from excellent public transport links and a range of local bus routes.

For commuters, the location is equally well placed, with convenient access to the motorway network providing excellent connections towards both Manchester and Leeds, with motorway links approximately five minutes away. This makes Harold Lees Road an ideal choice for those seeking a peaceful family environment without compromising on accessibility.

Harold Lees Road, Heywood OL10 4DW

ACCOMMODATION

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Lounge - 3.41 x 5.28 metres
A cosy and welcoming lounge, finished in neutral tones with brand-new carpeting and a feature fireplace wall providing an attractive focal point. The front-facing window overlooks the lawned garden, while an open connection to the dining room creates a sociable and versatile living space.

Dining Room - 3.44 x 3.55 metres
The central reception room of three, presented in neutral tones with brand-new carpeting. UPVC double doors provide access into the conservatory.

Sunroom/ Conservatory - 3.05 x 4.68 metres
A generous third reception room offering lovely views over the rear garden, with two sets of UPVC double doors providing access to the garden and adjoining dining room. Finished with LVT flooring and vertical blinds

Hallway - 2.10 x 5.05 metres
A spacious and welcoming entrance hallway, finished with new LVT flooring and benefiting from useful built-in under-stairs storage cabinets. The hallway also provides access to the downstairs WC and the principal reception rooms.

Kitchen - 4.78 x 3.20 metres
A beautifully appointed modern kitchen, finished with LVT flooring and attractive Romona marble-effect laminate worktops, complemented by a black granite composite sink with drainer. Integrated appliances include a built-in oven and grill, gas hob, extractor fan and dishwasher, with additional space for a microwave and fridge freezer. A rear-facing window provides pleasant views over the garden, creating a bright and practical space for everyday family life.

Garage - 2.60 x 5.40 metres
A useful single garage with external access via an up-and-over door, offering excellent potential for conversion or alternative use, subject to the necessary planning permissions and building regulations.





Harold Lees Road, Heywood OL10 4DW









Harold Lees Road, Heywood OL10 4DW





First Floor

Master Bedroom - 4.60 x 4.85 metres
A particularly generous master bedroom, offering excellent space and comfort, with built-in wardrobes providing ample storage and a stylish en-suite shower room. Finished with brand-new carpeting.

En Suite - 1.90 x 1.76 metres
A stylish en-suite shower room, fully tiled to the walls and floor, featuring a walk-in shower with glass screen, WC, wash hand basin, contemporary LED mirror and heated towel rail.

Bedroom 2 - 2.60 x 4.74 metres
A well-proportioned double bedroom, featuring built-in wardrobes providing excellent storage and finished with brand-new carpeting.

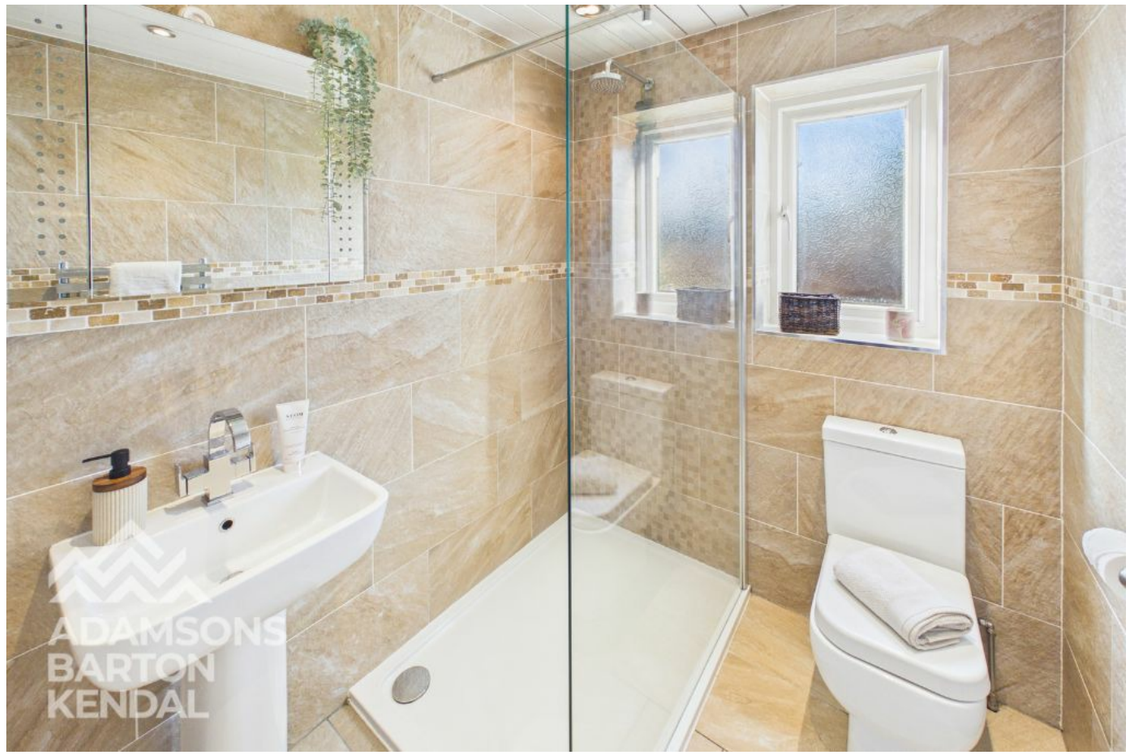
Bedroom 3 - 3.41 x 3.25 metres
A well-proportioned double bedroom, featuring built-in wardrobes providing excellent storage and finished with brand-new carpeting.

Bedroom 4 - 2.59 x 2.94 metres
A well-proportioned bedroom, featuring built-in storage providing excellent storage and finished with brand-new carpeting.

Bathroom - 2.17 x 1.92 metres
A modern three-piece family bathroom, finished with tiled walls and flooring and comprising a bath with overhead shower and glass shower screen, WC and wash hand basin. Further features include a contemporary LED mirror.

Landing - 2.16 x 1.98 metres
A bright and spacious landing, finished with fitted carpeting and providing access to all first-floor accommodation.









Harold Lees Road, Heywood OL10 4DW









Harold Lees Road, Heywood OL10 4DW

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Council Tax Band

Band E

Energy Performance Certificate

C

Tenure

Leasehold



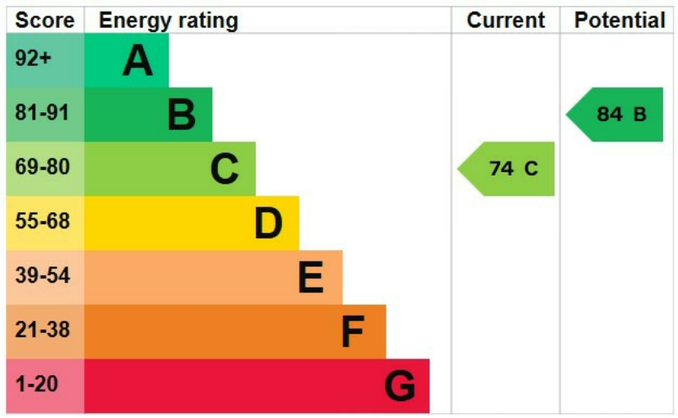
Approximate total area(1)

146.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification