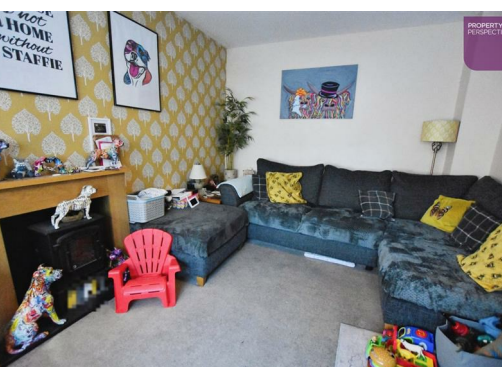




Weaver Close, Heywood, OL10 3FH

£275,000

Well presented 4 bedroom detached house situated in an established residential location. The property features a contemporary dining kitchen with integrated appliances. Items of note include the impressive master bedroom and modern bathroom plus WC. Well presented gardens with off road parking.



49 Weaver Close, Heywood, OL10 3FH

**** GUIDE PRICE £275,000 - £285,000

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus French doors to the rear. Items of note include the impressive master bedroom with the en suite, modern bathroom and a well presented rear garden. There are ample sockets and media points. The property is ready to move in with flooring included.

To the ground floor is the lounge, dining kitchen and WC. The first floor hosts Bedroom 2, Bedroom 3, Bedroom 4 and the Family Bathroom. The second floor hosts the impressive master bedroom featuring the en suite.

There are well presented and upgraded gardens. There is off road parking to the front leading to the half garage.

Tenure - Leasehold - 234 Years Remaining

Estate management charges - £130 per year

Ground Rent - £200 per year.

Council Tax - Band D

The property comprises

Ground Floor

Hallway

With fitted flooring.

Lounge 14'9" x 10'0" (4.51m x 3.07m)

Featuring an electric fireplace. With fitted flooring.

Dining Kitchen

WC 6'3" x 3'1" (1.92m x 0.95m)

Featuring modern white sanitary ware plus tiling. With fitted flooring.

First Floor

Landing

With fitted flooring.

Bedroom 2 10'9" x 8'11" (3.29m x 2.74m)

With fitted flooring.

Bedroom 3 10'4" x 8'11" (3.16m x 2.74m)

With fitted flooring.

Bedroom 4 8'4" x 6'4" (2.55m x 1.94m)

With fitted flooring.

Bathroom 8'4" x 6'3" (2.55m x 1.91m)

Featuring modern white sanitary ware, four piece suite and tiling. With fitted flooring.

Second Floor

Bedroom 1 17'8" x 13'5" (5.39m x 4.10m)

Featuring fitted wardrobes and velux windows plus access to en suite. With fitted flooring.

En Suite 9'9" x 4'3" (2.99m x 1.31m)

Featuring modern white sanitary ware, shower, tiling and chrome ladder radiator. With fitted flooring.

External

There are well presented and upgraded gardens. There is off road parking to the front leading to the half garage.



