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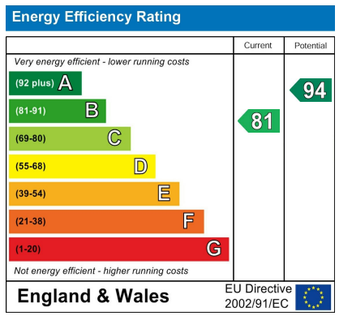
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.











Father Ryan Drive, Heywood, OL10 3FR

£995 Per Month

A CONVENIENTLY LOCATED TWO BEDROOM SEMI DETACHED HOME WITH OFF ROAD PARKING AND ENCLOSED GARDEN!

Situated within close proximity to schools, amenities and major motorway links, stands this modern two bedroom semi detached home. Perfectly suited to a couple or small family unit. This neatly presented property has been maintained to a good standard.

Accommodation comprises briefly; Entrance hallway, with doors leading to a WC and a spacious reception room. The reception room houses a staircase to the first floor and has a door leading to a fitted kitchen. To the first floor you will find two bedrooms and a three piece house bathroom suite. Externally, to the rear of the property you will find a fully enclosed, sizeable lawn garden with a shed and small patio area. The front allows off road parking for two cars on a driveway.

Viewings can be arranged by calling our Lettings team at your earliest convenience.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

113 Chorley Road, Swinton, Manchester, Lancashire, M27 4AA
Tel: 01616960085 | Email: kpm@keenanslettings.co.uk
www.keenans-estateagents.co.uk

Father Ryan Drive, Heywood, OL10 3FR

£995 Per Month

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- Two Bedrooms
- Enclosed Garden
- Three Piece Bathroom Suite
- Semi Detached Property
- Close to Local Amenities
- Small Patio Area
- Off Road Parking
- Modern Fitted Kitchen
- Excellent Transport and Commuter Links

GROUND FLOOR

ENTRANCE
Wood frame double glazed door to the hallway.

HALLWAY
9'7" x 3'5" (2.92 x 1.04)

Central heating radiator and doors to the WC and the reception room.

WC
5'9" x 3'2" (1.75 x 0.97)

Central heating radiator, twin flush WC and pedestal wash basin.

RECEPTION ROOM
15'9" x 12'3" (4.8 x 3.73)

UPVC double glazed French doors to the rear, central heating radiator, stairs to the first floor, smoke alarm and door to the kitchen.

KITCHEN
8'7" x 9'5" (2.62 x 2.87)

UPVC double glazed window, range of wood effect wall and base units, granite effect surfaces and upstands, electric oven and four ring gas hob, extractor hood, plumbing for washing machine and space for fridge freezer.

FIRST FLOOR

LANDING
5'6" x 7'3" (1.68 x 2.21)

Smoke alarm, doors to two bedrooms and the bathroom.

BEDROOM ONE
13'3" x 8'8" (4.04 x 2.64)

UPVC double glazed wndow, central heating radiator and over stairs storage.

BEDROOM TWO
11'9" x 8'0" (3.58 x 2.44)

UPVC double glazed window, central heating radiator and loft access.

BATHROOM
8'9" x 5'5" (2.67 x 1.65)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of panel bath with direct feed power shower, low basin WC, pedestal wash basin, part tiled elevations and wood effect flooring.

EXTERNAL

FRONT
Laid to lawn area and stone paved pathway to the front entrance and to the side reservation.

REAR
Enclosed laid to lawn garden and stone paved patio.

AGENTS NOTES
Council Tax Band A.
EPC Rating B.










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