

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Gort Way, Heywood, OL10 1FT Offers In The Region Of £260,000

### THE PERFECT FAMILY HOME

Nestled in the desirable location of Gort Way, Heywood, this exceptional mid-terraced house is a true gem. Presented and maintained to the highest standard, this property boasts immaculate presentation and spacious rooms, making it the perfect family home ready for you to move straight in.

The house features three generously sized bedrooms, providing ample space for family living or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all. The open plan kitchen diner is a delightful space for family meals and entertaining, while the spacious living area offers a comfortable retreat for relaxation.

Outside, the property is complemented by generously sized gardens, perfect for children to play or for hosting private summer gatherings, without being overlooked. Additionally, the double driveway provides ample parking, a valuable asset in today's busy world.

Situated on a sought-after estate, this home is ideally located for local amenities, schools, and transport links, making it a prime choice for families and professionals alike. This property truly encapsulates modern living with style and comfort. Don't miss the opportunity to make this stunning house your new home.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

# Gort Way, Heywood, OL10 1FT

## Offers In The Region Of £260,000

 3  3  1  C

- Tenure Leasehold
- Off Road Parking
- Fitted Kitchen/Dining Area
- Easy Access To Major Network Links

- Council Tax Band B
- Three Generously Sized Bedrooms
- Sought After Location

- EPC Rating C
- Ideal Family Home With Viewing Essential
- Ample Rear Garden Space

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

6'7 x 5'11 (2.01m x 1.80m)

Central heating radiator, tiled effect lino flooring, door to reception room and stairs to first floor.

#### Reception Room

13'9 x 12' (4.19m x 3.66m)

UPVC double glazed window, central heating radiator, smoke alarm, television point, parquet effect lino flooring and door to inner hall.

#### Inner Hall

6'4 x 3'4 (1.93m x 1.02m)

Wood effect lino flooring, doors to WC and under stairs storage, open to kitchen/dining area.

#### WC

6'1 x 3'4 (1.85m x 1.02m)

Central heating radiator, dual flush WC, pedestal wash basin, extractor fan and wood effect lino flooring.

#### Kitchen/Dining Area

15'5 x 9'6 (4.70m x 2.90m)

Central heating radiator, range of panel wall and base units, wood effect surface, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine and boiler, extractor fan, wood effect lino flooring and UPVC double glazed French doors to rear.

### First Floor

#### Landing

9'6 x 9'2 (2.90m x 2.79m)

Central heating radiator, smoke alarm, loft access, doors to three bedrooms and bathroom.

#### Bedroom One

11'11 x 11' (3.63m x 3.35m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect lino flooring and door to en suite.

### En Suite

5'9 x 5'8 (1.75m x 1.73m)

UPVC double glazed frosted window, vanity top wall mounted wash basin with mixer tap, direct feed corner rainfall shower enclosure, dual flush WC, tiled elevation, LED mirror, spotlights, PVC to ceiling, extractor fan and tiled floor.

### Bedroom Two

10'10 x 8'7 (3.30m x 2.62m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

11'10 x 6'7 (3.61m x 2.01m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'6 x 5'7 (1.98m x 1.70m)

Central heating towel rail, dual flush WC, vanity top wall mounted wash basin with mixer tap, tiled panel bath with direct feed rainfall shower and rinse head, tiled elevation, spotlights, extractor fan and tiled flooring.

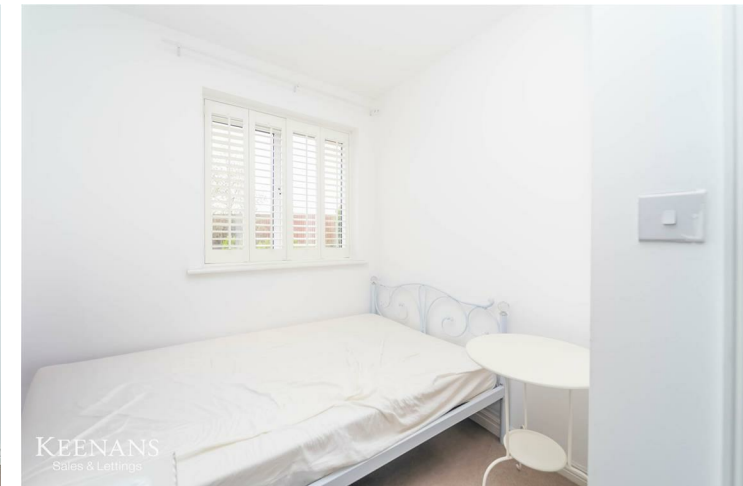
### External

#### Rear

Enclosed laid to lawn garden with paving and mature shrubbery.

#### Front

Off road parking.



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