



Heywood Avenue

Austerlands, Saddleworth

£160,000

- Middle Townhouse
- Very Well Presented
- Two Bedrooms
- Large Detached Garage
- Two Driveways
- Enclosed Rear Garden & Patio Garden
- Far Reaching Views
- Energy Rating C



Two driveways, a detached garage, two rear gardens and far reaching views can be found at this middle townhouse in Austerlands on Heywood Avenue. The property is presented to a very high standard and would suit a range of different buyers.

Internally the property comprises: entrance porch, hallway, lounge, kitchen/diner and rear porch to the ground floor. Off the first floor landing there are two generously sized bedrooms along with a family bathroom. Gas fired central heating warms the property and the property has full uPVC double glazed windows.

Externally there is off road parking in the form of a block paved driveway which leads to the detached garage. Additional off road parking is situated to the front. Two garden areas are located to the rear of this property providing a mix of easy to maintain astroturf, lawn and decked patio.

Early viewing is strongly recommended and can be arranged 7 days a week on 01457 810076.

PORCH

Accessed via a secure composite entrance door, uPVC double glazed windows, wall heater.

HALLWAY

With fitted carpeting, radiator, stairs leading to the first floor landing.

LOUNGE

11' 10" x 12' 0" (3.62m x 3.67m) With fitted carpeting, uPVC double glazed bay window, Living Flame gas fire with stone fireplace surround.

KITCHEN/DINER

6' 11" x 16' 1" (2.13m x 4.91m) Fitted with a range of wall and base level units, coordinating work tops, 1 1/4 stainless steel sink and drainer, double oven and grill, gas hob, wine fridge, integral fridge, integral dishwasher, uPVC double glazed window, radiator, storage cupboard, space for dining table.

UTILITY/PORCH

With plumbing for washing machine, uPVC door to the garden and uPVC double glazed windows.

LANDING

With fitted carpeting, access via retractable ladders to fully boarded loft.

BEDROOM

10' 5" x 15' 10" (3.18m x 4.85m) With fitted carpeting, radiator, uPVC double glazed bay window, uPVC double glazed window, storage cupboard.

BEDROOM

8' 7" x 8' 11" (2.62m x 2.73m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

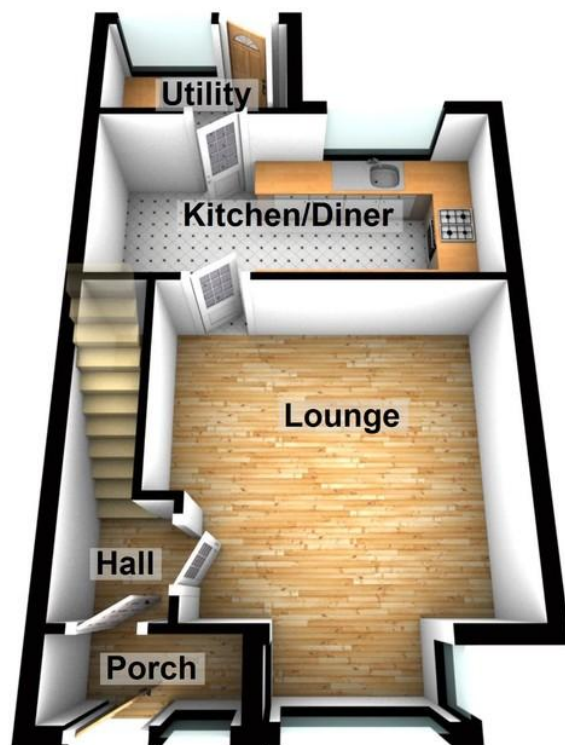
Comprising P shaped bath with shower over, low level wc, hand wash basin, fully tiled walls and floor, heated towel radiator, uPVC double glazed obscure window.

EXTERNAL

This property comes with driveway parking to the front along with an additional block paved driveway which leads to a detached garage. There is an enclosed garden to the rear with lawn and decked patio. A further patio garden is also to the rear with low maintenance astroturf enclosed with boundary walls. Both gardens have a sunny aspect.



Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Freehold - solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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