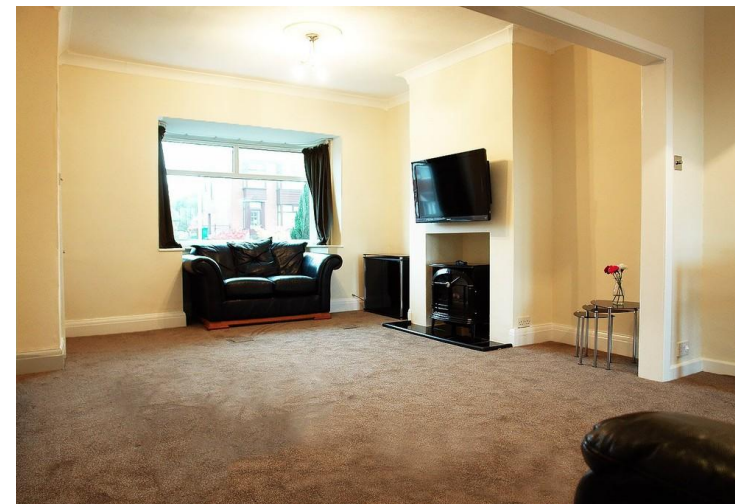


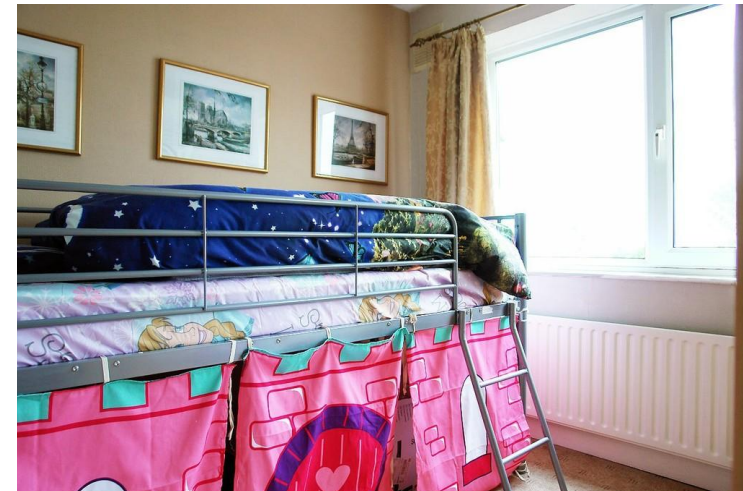


18 Heywood Avenue

Austerlands, Saddleworth

£160,000

- Extended Three Bed Townhouse
- Open Plan Lounge/Dining Room
- Gardens Front & Rear + Patio
- No Chain
- Far Reaching Views
- Garage & Driveway
- Popular Location
- EPC Rating- D



This extended, three bedroom, town house is well presented and benefits from both garage and driveway parking. Situated in a popular and elevated location of Austerlands and within easy reach of other Saddleworth villages and countryside. The accommodation briefly comprises: entrance hall, open plan lounge/dining room, fitted kitchen and ground floor w.c. The master bedroom is fully fitted, second fitted double bedroom, third bedroom and fully modernised bathroom. Off road parking is by means of a detached garage and driveway parking. Externally there are garden areas to both front and rear. An internal viewing is recommended and viewings can be arranged 7 days a week on 01457 810076. No Chain.

ENTRANCE HALL

With uPVC double glazed entrance door, staircase leading to the first floor, fitted carpeting.

OPEN PLAN LOUNGE/DINING ROOM

19' 9" x 13' 4" (6.02m x 4.06m) With feature fireplace with log burning style electric fire, two radiators, double glazed bay window.

KITCHEN

13' 4" x 9' 5" (4.06m x 2.87m) With fitted wall and base units in light wood, work tops, sink unit with drainer, splash back tiling, free standing oven, plumbed for washing machine and dishwasher, double glazed window, double glazed French doors leading to a decked area.

W.C.

With modern two piece suite comprising low level w.c., wash hand basin, under stairs storage cupboard.

FIRST FLOOR LANDING

With access to the part boarded loft via pull down ladders.

MASTER BEDROOM

11' 7" x 10' 4" (3.53m x 3.15m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed bay window with views.

BEDROOM TWO

8' 10" x 9' 2" (2.69m x 2.79m) Double bedroom with fitted carpeting, radiator, uPVC double glazed window with far reaching views.

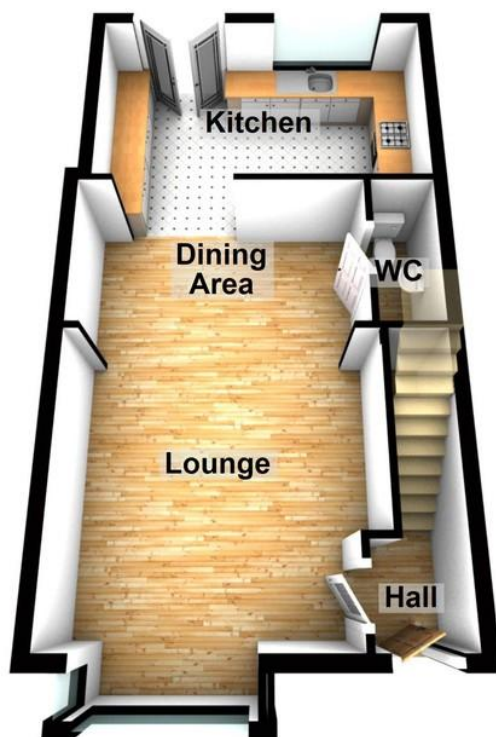
BEDROOM THREE

8' 3" x 6' 1" (2.51m x 1.85m) With fitted carpeting, radiator, uPVC double glazed window.

SHOWER ROOM

With modern two piece suite comprising vanity unit with wash hand basin, low level w.c., curved glazed shower cubicle with mains fed shower, heated towel rail, uPVC double glazed obscure window.

Ground Floor



First Floor



GARAGE & DRIVEWAY

Off road parking is by means of a large garage with light, power, up and over door. Driveway parking for two cars is also located at the rear.

EXTERNALLY

There is a garden forecourt with lawn, shrubs, boundary walls and fencing. To the rear there is a raised decked patio area and additional private garden with greenhouse, timber store shed and a well maintained lawned area.

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

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 are 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