



Heywood Avenue

Austerlands, Saddleworth

£215,000

- Extended Semi Detached
- Three Double Bedrooms
- En-suite Bathroom & Main Family Shower Room
- Block Paved Driveway
- Single Detached Garage
- Conservatory
- Private Rear Garden
- Energy Rating D



A three double bedroom semi detached property extended to the kitchen, conservatory and first floor accommodation with off road parking by means of a long block paved driveway leading to a single detached garage. The spacious accommodation will cater well for different buyers and externally the property further benefits from a private rear garden.

Positioned in a quiet area of Austerlands, close to the villages of Lees and other Saddleworth villages, with convenient road access to surrounding towns and Manchester city centre. Well regarded primary schools are within walking distance in Springhead.

The property comprises briefly of: entrance vestibule, hall, lounge, spacious kitchen-diner, conservatory, two double bedrooms and shower room to the ground floor. To the first floor is another double bedrooms and en-suite bathroom. Warmed with gas fired central heating and fully double glazed throughout.

Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

GROUND FLOOR

VESTIBULE

Entrance vestibule accessed via a timber glazed front door, tiled flooring and door through to hall.

HALL

With fitted carpet and radiator.

LOUNGE

17' 0" x 10' 1" (5.20m x 3.08m) With a large uPVC double glazed window, electric fire and feature fireplace, radiator, fitted carpet.

KITCHEN/DINER

20' 8" x 10' 5" (6.32m x 3.18m) An open plan kitchen and dining room with fitted wall and base units and matching worktops. Includes a double oven and grill, gas hob, stainless steel extractor hood, 1 1/4 stainless steel sink and drainer, integrated fridge, freezer, washing machine and dishwasher, radiator and uPVC double glazed windows. There is also space for a dining table, as well as understairs storage and a timber stable door leading to the conservatory.

CONSERVATORY

7' 5" x 13' 10" (2.28m x 4.23m) With uPVC double glazed windows throughout, radiator, tiled

floor, fitted blinds and uPVC door leading to the garden.

BEDROOM

11' 8" x 10' 1" (3.56m x 3.09m) With fitted carpet, radiator, uPVC double glazed windows and fitted wardrobes.

BEDROOM

11' 11" x 9' 0" (3.64m x 2.76m) With fitted carpet, radiator, uPVC double glazed windows and airing cupboard housing combi boiler.

SHOWER ROOM

Comprising low level WC, hand wash basin, shower cubicle, fully tiled walls and floor and heated towel rail.

FIRST FLOOR

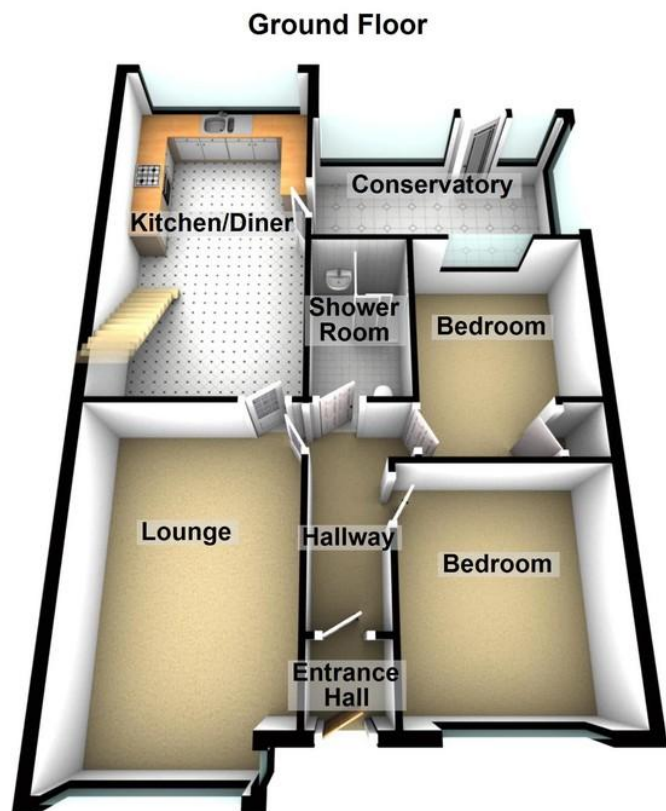
BEDROOM

11' 1" x 11' 5" (3.39m x 3.48m) With fitted carpet, radiator and velux window including black out blind. Also includes eaves storage and fitted wardrobes.

ENSUITE

11' 0" x 3' 8" (3.37m x 1.12m) Comprising jacuzzi bath with mixed shower attachment, low level WC, hand wash basin, fully tiled walls and floor, velux window, extractor fan and heated towel rail.





EXTERNAL

Along with the flower beds and front forecourt this property has a mixture of stone paved patio, lawn and astro-turf to the rear garden as well as having a mixture of flora in the form of shrubs and flower beds. The rear garden is private, not overlooked and benefits further from an ornamental lamp post and security lighting.

On street parking is plentiful with Heywood Avenue and there is a block paved driveway that runs from the front to the rear of the property leading to a detached garage with up and over door and having light and power sockets.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Saddleworth
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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.