



259 Heywood Old Road

Middleton | M24 4QR

## Overview

- Extended Semi-Detached House
- Four Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Main Bedroom With En-Suite
- Shower Room With Separate WC
- Driveway With Integral Garage
- South-West Facing Rear Garden
- Potential To Extend Further
- Backing Onto Open Countryside



## Extended Four Bedroom Semi-Detached House Backing Onto Open Countryside

Set in an elevated position, this extended semi-detached house boasts a South-West facing garden backing onto beautiful open countryside. Situated in a prime yet convenient location, this superb family home is within walking distance of 'Outstanding' rated Ofsted primary school and nurseries, pubs, restaurants, Manchester Golf Club, local leisure centres and gyms including David Lloyd Clubs all whilst being convenient for Manchester / Rochdale centres, local train stations and the motorway network.



Internally, the extended property offers spacious living accommodation comprising of an entrance hall, two reception rooms, a fitted kitchen, utility room and workshop, conservatory, four bedrooms, en-suite, shower room and separate wc. The property also benefits from having gas central heating and upvc double glazing.

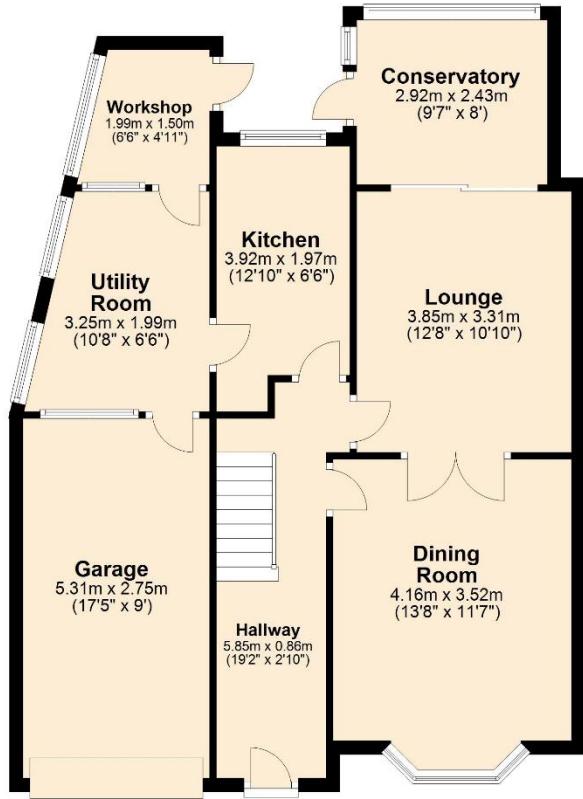
There is the potential to extend the property further (subject to planning permissions).



The family home has a driveway to the front that leads to an integral garage. To the rear, a beautiful extensive lawn garden that backs onto open countryside. South-West facing meaning you can enjoy the sun into the evening.

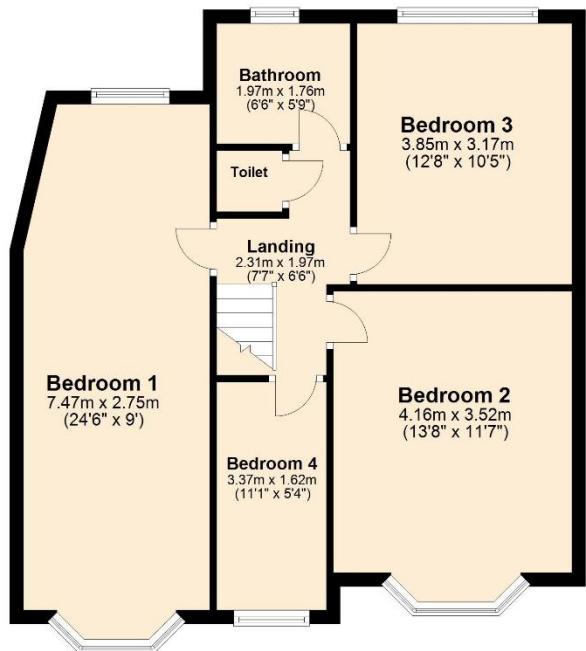
## Ground Floor

Approx. 80.1 sq. metres (862.1 sq. feet)



## First Floor

Approx. 64.6 sq. metres (695.3 sq. feet)



Total area: approx. 144.7 sq. metres (1557.3 sq. feet)

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"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".