



**57 Newhouse Road**

Hopwood | OL10 2NU

## Overview

- Extended Semi-Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Spacious Family Bathroom
- Garage To Side With Utility Area
- Large Driveway For Five Cars
- South Facing Rear Garden
- Ideal Family Home
- Sought-After Development



## Extended Three Bedroom Semi-Detached House Situated On A Sought-After Development

Situated on a sought-after development, this extended semi-detached house offers ideal family living accommodation whilst located on the doorstep of excellent amenities including schools, pubs, restaurants, Hopwood Park and only a short journey from Manchester Golf Club whilst still having easy access to Manchester city centre, Heywood/Middleton town centres and the motorway network.



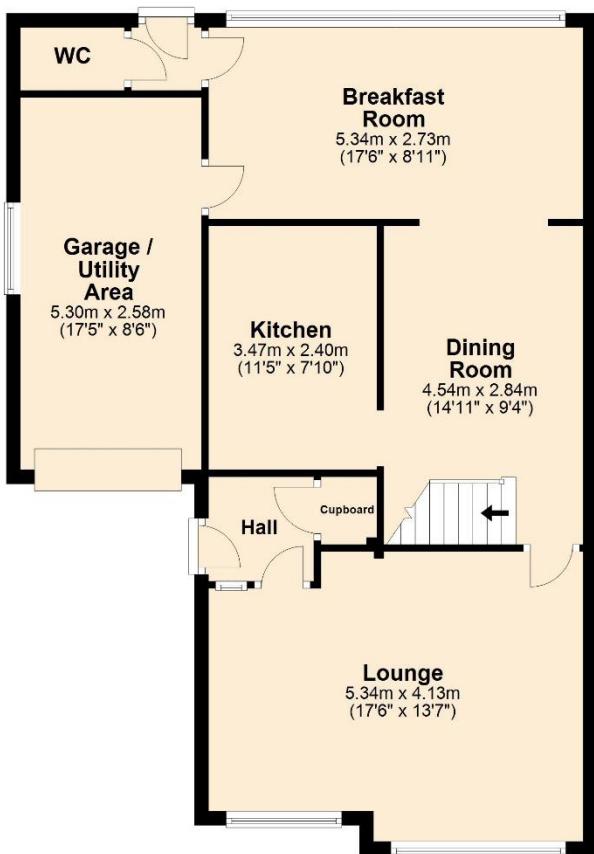
Internally, this delightful home offers spacious family living accommodation comprising of an entrance hall, downstairs wc, three reception rooms, a fitted kitchen, utility area located at the rear of the garage, three double bedrooms and a modern family bathroom. The property also benefits from having a new roof, new gas central heating system and new windows & doors.



A large driveway is situated at the front of the home providing ample parking for five cars. A single garage is located at the side of the home with a roller shutter door. The garden at the rear is fully enclosed and low-maintenance with a lawn, patio and flower bed borders.

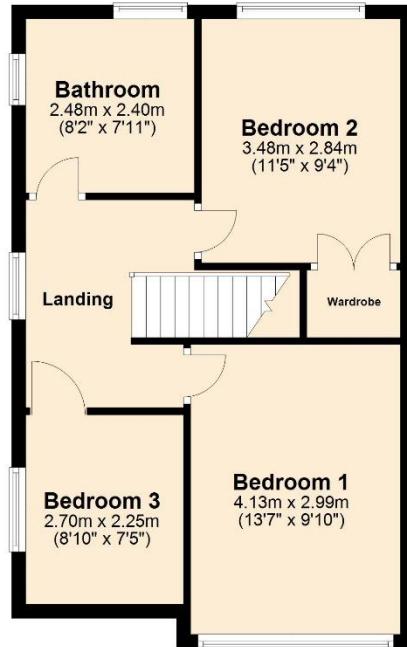
### Ground Floor

Approx. 77.8 sq. metres (837.7 sq. feet)



### First Floor

Approx. 45.8 sq. metres (493.2 sq. feet)



Total area: approx. 123.6 sq. metres (1330.9 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".