



19 Kinross Avenue, Heywood, OL10 3FX
Offers in excess of £180,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Situated within a popular residential area of Heywood, Kinross Avenue offers convenient access to a range of local amenities including shops, supermarkets and leisure facilities, with Heywood town centre just a short distance away. The area benefits from excellent commuter links, with easy access to the M62 and M60 motorway networks, providing straightforward travel to Manchester, Rochdale and across Greater Manchester. Local primary and secondary schools are within easy reach, making the area attractive to a range of buyers, while nearby parks and green spaces offer opportunities for outdoor recreation. Heywood itself has a strong local community and a rich industrial heritage, contributing to its established and welcoming character.

This well-presented two-bedroom end-of-terrace home offers comfortable and practical accommodation, ideal for first-time buyers, downsizers or investors. The ground floor comprises a welcoming living room, a modern kitchen/diner with dining space and direct access to the rear garden, and a convenient WC. To the first floor are two well-proportioned bedrooms, with the main bedroom benefiting from its own en suite, alongside a family bathroom fitted with a three-piece suite. Externally, the rear garden is laid to lawn and patio and benefits from useful side access, while to the front of the property is a driveway providing off-road parking for two vehicles

Front

Two parking spaces.

GROUND FLOOR

Living Room 14'0" x 10'2" (4.29m x 3.11m)

Wood laminate flooring, window to front, radiator, painted and wallpaper walls, storage under stairs.

Kitchen/Diner 13'1" x 7'10" (4m x 2.41m)

Laminate flooring, painted and tiled walls, wall mounted and base units, integrated oven, gas hob, extractor, fridge/freezer, washing machine, radiator, door to garden, window to rear.

Cloaks/WC

Wood laminate flooring, toilet, sink, radiator, painted and tiled walls, window to rear.

FIRST FLOOR

Bedroom 12'1" x 10'2" (3.7m x 3.11m)

Front facing, window to front, carpet, painted and wood panel feature walls, radiator, storage over stairs, access to en suite.

En Suite 6'3" x 5'3" (1.92 x 1.61m)

Walk in shower, toilet, sink, window to rear, laminate flooring, radiator, tiled and painted walls.

Bedroom 9'8" x 7'0" (2.95m x 2.14m)

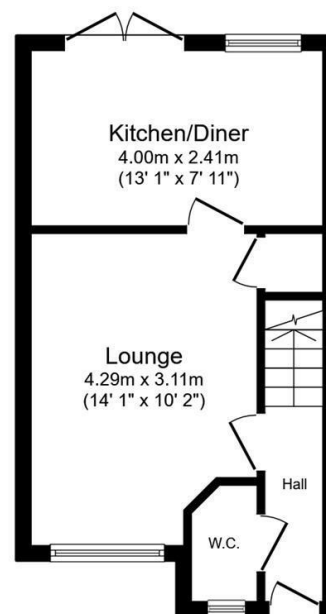
Rear facing, window to rear, carpet, painted walls, loft hatch, radiator.

Bathroom 6'5" x 4'7" (1.98m x 1.4m)

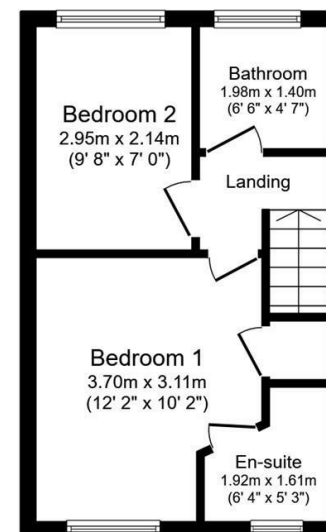
Three piece suite, wood laminate flooring, painted and tiled walls, window to rear.

Rear Garden

Rear garden: patio, lawn, slate chippings, wood garden shed, tap, wood fence borders, side entrance.



Ground Floor
Floor area 28.6 sq.m. (308 sq.ft.)



First Floor
Floor area 27.2 sq.m. (293 sq.ft.)

Total floor area: 55.8 sq.m. (600 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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