



**45 Byng Street, Heywood**

Offers in Region of **£275,000**







## 45 Byng Street

Heywood, Heywood

\*\*\* NO CHAIN / DETACHED PROPERTY / THREE BEDROOMS / TWO RECEPTION ROOMS / MODERN FITTED KITCHEN / DOWNSTAIRS WC / IMACULATLEY PRESENTED / MASTER BEDROOM WITH EN-SUITE / DG & GCH / SIDE EXTENSION / VIEWINGS HIGHLY RECOMMENDED \*\*\*

Council Tax band: C

Tenure: Freehold

- Detached Family Home
- Three Bedrooms
- Side Extension
- Immaculately Presented Throughout
- Master Bedroom with En-suite
- Two Reception Rooms
- Stunning Entrance Hallway
- No Chain
- Gas Fired Central Heatiing
- Viewings Highly Recommended





#### Entrance Hallway

13' 9" x 5' 7" (4.20m x 1.70m)

Stunning entrance hallway with glass staircase and neutral décor.

#### Lounge

16' 5" x 11' 2" (5.00m x 3.40m)

Front facing room, double glazed window, radiator, a large lounge area with neutral décor.

#### Kitchen

16' 5" x 7' 7" (5.00m x 2.30m)

Front facing room, double glazed window, radiator, modern fitted kitchen with high quality wall and base units, integrated oven and induction hob, space for American style fridge/freezer, plumbing for washing machine, tiled flooring.

#### Lounge/Diner

13' 1" x 14' 1" (4.00m x 4.30m)

Side facing room, double glazed window, radiator, tiled flooring, a good sized second lounge or dining room which can be used for different aspects, double patio doors leading into the garden, glass roof.

#### WC

4' 3" x 5' 7" (1.30m x 1.70m)

Rear facing room double glazed window, hand towel rail, WC, vanity sink unit, tiled walls and flooring.

#### First Floor Landing

8' 10" x 9' 6" (2.70m x 2.90m)

First floor landing.

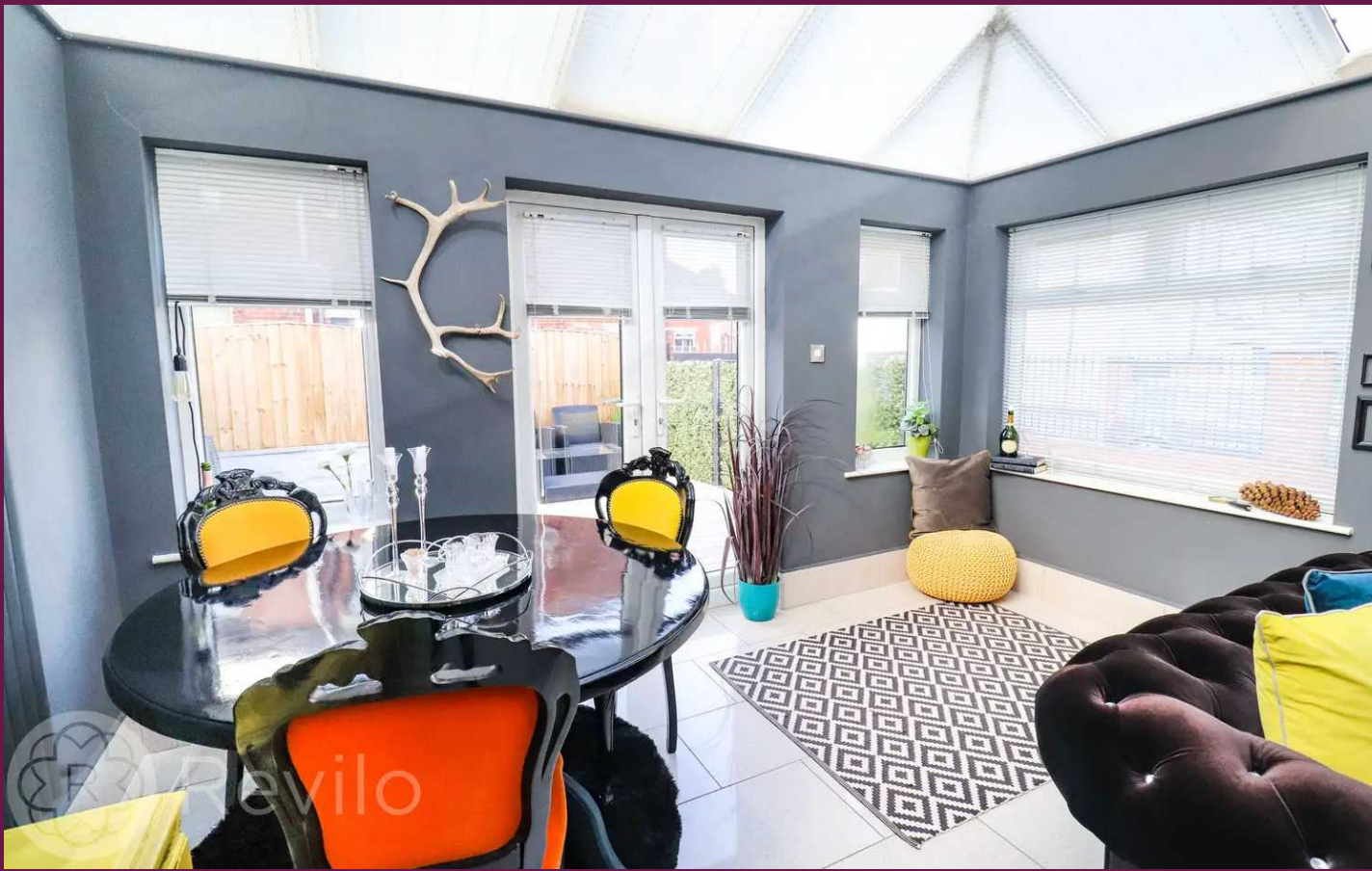
#### Master Bedroom

13' 1" x 9' 10" (4.00m x 3.00m)

Front facing room, double glazed window, radiator, a double master bedroom with fitted wardrobes and neutral décor.







#### En-Suite

6' 7" x 5' 3" (2.00m x 1.60m)

Rear facing room, double glazed window, hand towel rail, a stunning en-suite with walk in shower, WC, vanity sink unit, tiled walls and flooring.

#### Bedroom Two

11' 2" x 7' 7" (3.40m x 2.30m)

Front facing room, double glazed window, radiator, a second double bedroom with fitted wardrobes, neutral décor throughout.

#### Bedroom Three

6' 11" x 6' 11" (2.10m x 2.10m)

Front facing room, double glazed window, radiator, a single bedroom with neutral décor.

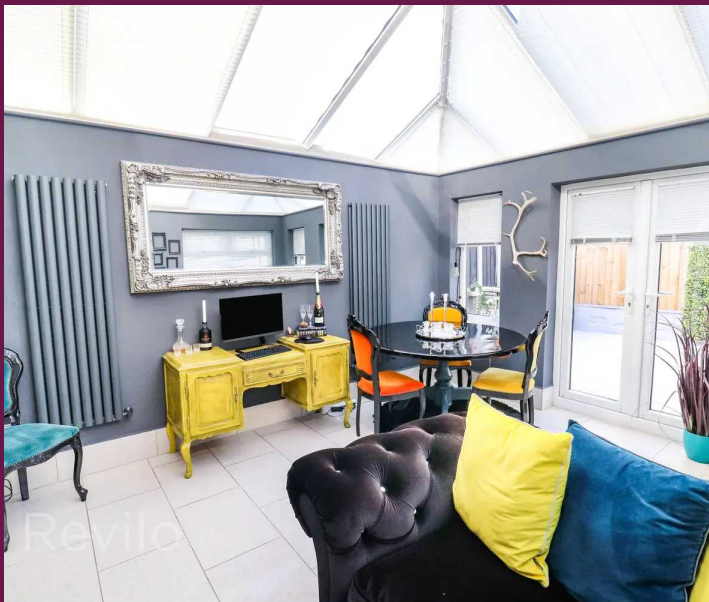
#### Bathroom

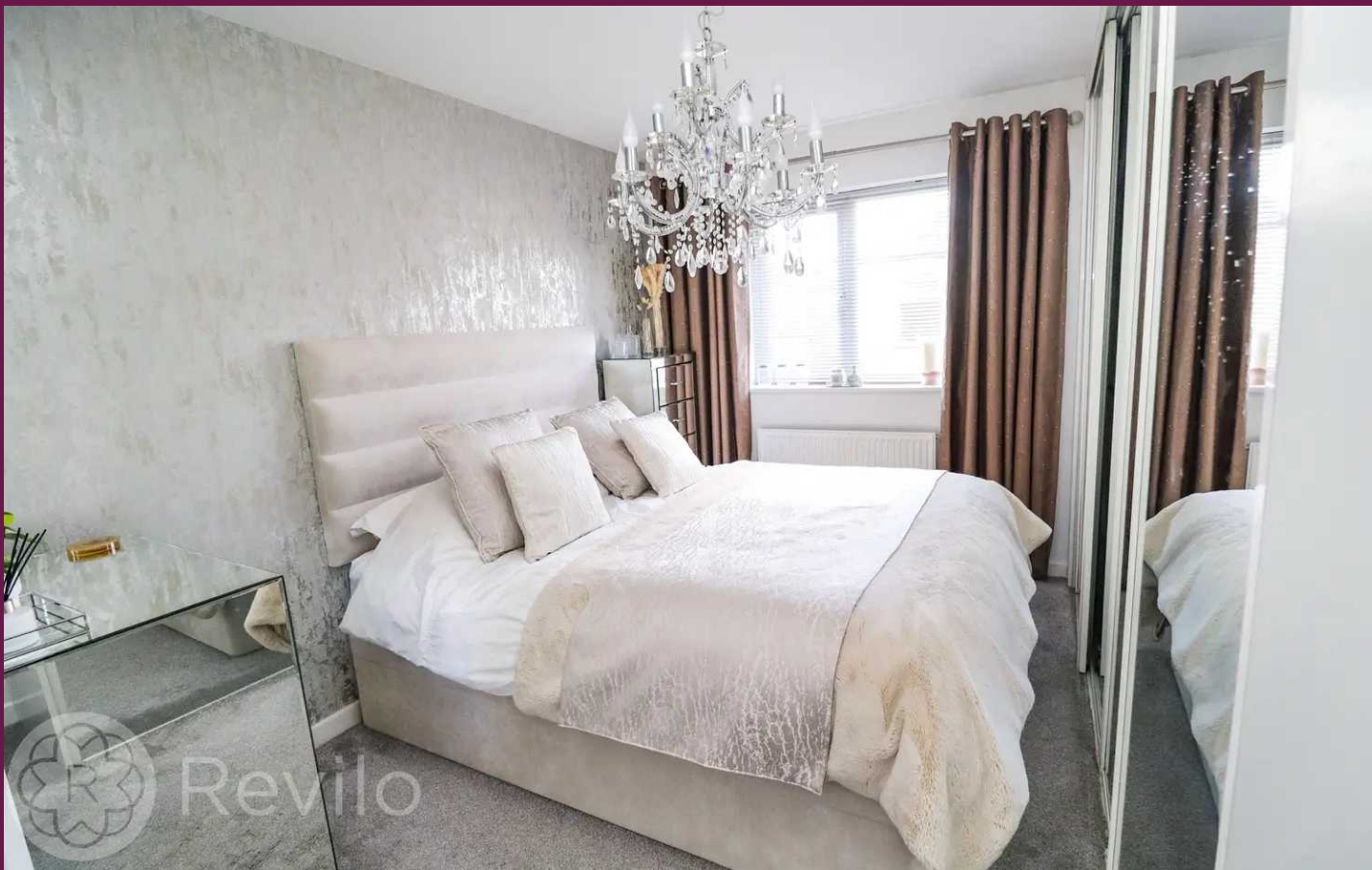
4' 11" x 7' 7" (1.50m x 2.30m)

Rear facing room, double glazed window, hand towel rail, tiled bath, WC, and vanity sink unit, tiled walls and flooring.

#### Revilo Insight

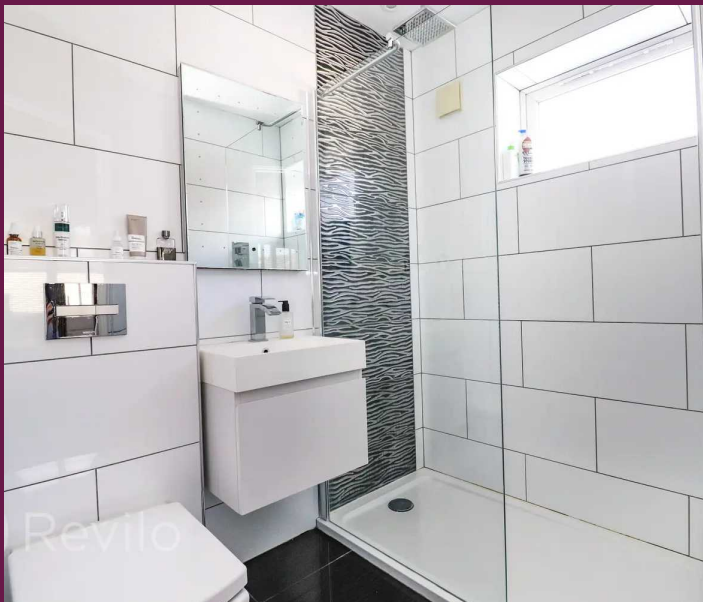
Tenure: Leasehold Term: 999 years less 10 days from 25 December 1879 Rent: £4.10 Title No: GM907043 Class Of Title: Good Tax Band: C Parking: Driveway Parking





Stunning rear garden with decked seating area, fenced boundaries and south facing.

Driveway parking is available to the front of the property and there is also on street parking for numerous vehicles.





GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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