



THE BARN | HEYWOOD OLD ROAD | MIDDLETON | MANCHESTER  
M24 4GS



Site area extending to 0.57 acres, or thereabouts



**ATTRACTIVE FREEHOLD ARCHITECT DESIGNED 4 BED  
DETACHED HOUSE OVER 3 FLOORS  
IN LARGE PRIVATE GROUNDS**

\*Attractive contemporary design\*

\*Large room sizes over 3 floors\*

\*Open plan living extending to over 2,400 sq ft\*

\*Excellent natural lighting from large windows\*

\*Well equipped kitchen\*

\*UPVC double glazing\*

\*Established large garden area with further development potential (stp)\*

\*Private driveway with gated access\*

\*5 miles from Manchester city centre\*

**FOR SALE**

## EXTERIOR IMAGES



## INTERIOR IMAGES



## DESCRIPTION

The Barn is an attractive architect designed two story detached house with a very contemporary look and providing accommodation over 3 floors.

The structure is of traditional brick and all external walls have been cement rendered and painted. The roof is pitched and tiled to the main building although there is a mono pitched roof on the Garden Conservatory.

Internally the property has been designed to provide an open, light and airy feel with large open room areas and external windows affording very good natural light and bringing inside the rural outside.

The Barn has its own dedicated entrance canopy with large wooden double doors and this leads directly into a large open plan reception room incorporating a seating area and dining area. There is also a very attractive large sweeping staircase leading to the upper floors. The room goes through to a Garden Conservatory on one side and a Kitchen and Utility area on the other side.

To the upper floor are 3 generous sized Bedrooms all with en suite facilities and a further generously sized Bedroom with en suite facilities has been accommodated within the roof line.

Externally the Barn has its own gardens and grounds wrapping around three elevations and this is mainly laid to lawn with an entertaining patio set up to the rear of the property. A large sweeping driveway with gated entry affords access into the plot off Heywood Old Road.

The plot extends to 0.57 acres, or thereabouts and provides car parking for up to 8 cars and the opportunity for further development, subject to planning.

An inspection of the property is highly recommended.



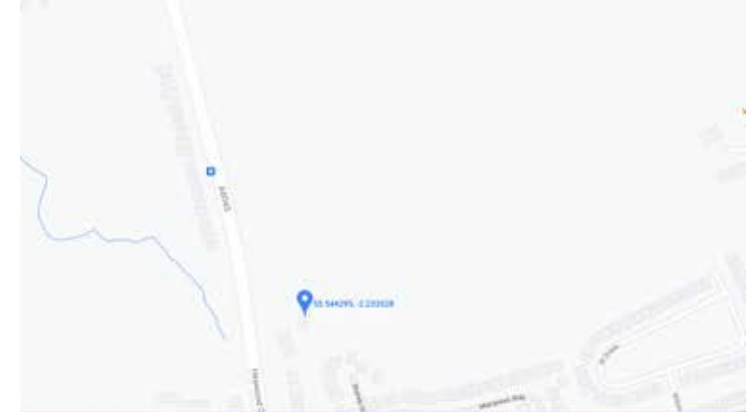
## LOCATION

The Barn is located in its' own private and secluded grounds along the lower part of Heywood Old Road (A6045) which links very close to the A576 Middleton Road and Junction 19 of the M60 Manchester Outer Ring Road affording the property with very good road links to the region and Manchester city centre, just 5 miles away.

The property is sighted well back from the road in a treelined dip and as such this affords the Barn a very private and quiet position.

The immediate locality is predominantly residential in nature with housing mainly at the upper levels of the local market. The Barn sits in a semi-rural position adjacent to open countryside.

Location and Site Map attached.



## FLOOR AREA

<b>Ground Floor:</b>	
Main Reception Room	635 sq ft
Conservatory	372 sq ft
Kitchen	290 sq ft
Utility	62 sq ft
<b>First Floor:</b>	
Bedroom 1	296 sq ft
Bedroom 2	246 sq ft
Bedroom 3	309 sq ft
<b>Roof Level:</b>	
Bedroom 4	192 sq ft
<b>Total Floor Area</b>	<b>2,402 sq ft</b>

## SERVICES

We understand that all mains service connections are available to the property.

Main gas central heating is installed throughout. The property is also fully alarmed.

## PRICE

On application

## VIEWING

With a prior appointment through  
Haughton Warburton: 0161 839 0080.



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