



 RESIDE

4 Newbury Grove | Hopwood | Heywood OL10 2PG

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# 4 Newbury Grove

## Hopwood | OL10 2PG

Take a look at this fabulous, detached family home situated close to excellent local amenities...

The heart of the home boasts a generously-sized lounge with large windows that flood the space with natural light. The open floor plan seamlessly connects the living area to the dining space, creating an ideal environment for entertaining guests or enjoying family time.

The well-appointed kitchen, features appliances, countertops, and ample storage space. Whether you're preparing a casual breakfast or a gourmet dinner, this kitchen is equipped to meet your culinary needs.

The main bedroom is a true retreat, offering a peaceful haven with a spacious layout, fitted wardrobes, and a luxurious en-suite bathroom. The carefully chosen design elements create a tranquil space for relaxation.

The house includes three additional bedrooms, each generously sized and thoughtfully designed to accommodate

the diverse needs of a growing family. These rooms provide flexibility for use as guest rooms, home offices, or playrooms.

The property features contemporary bathrooms with quality fixtures and finishes, ensuring both style and functionality. The attention to detail in the design enhances the overall sense of luxury throughout the home.

Step outside to discover a private rear garden oasis, perfect for enjoying al fresco dining, gardening, or simply unwinding in a serene environment. The well-manicured landscaping adds to the curb appeal of the property.

A spacious driveway provides secure parking for vehicles, and there is ample additional parking space for guests.

Don't miss the opportunity to make this house your dream home!



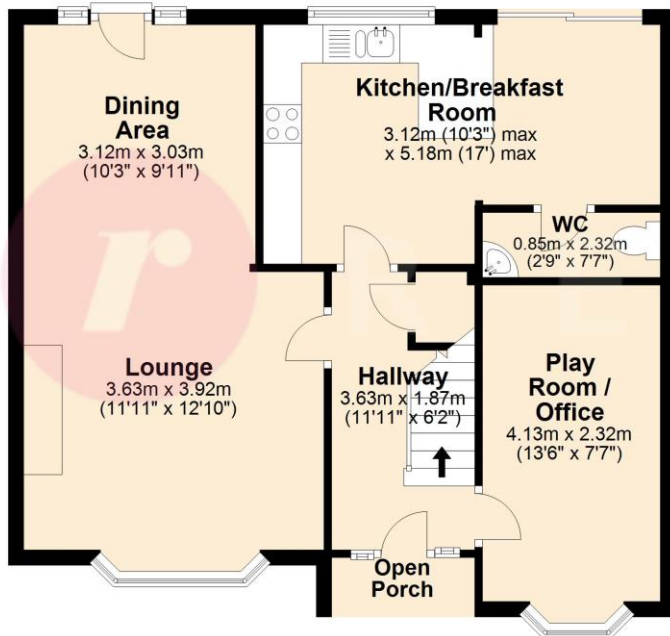


To view this property call Reside on **01706 356633**



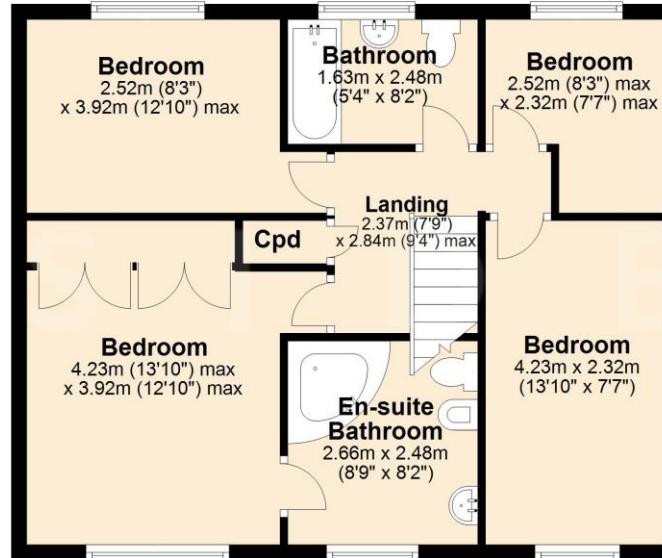
### Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



### First Floor

Approx. 56.8 sq. metres (610.9 sq. feet)



Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

Disclaimer; This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Created by EveryCloud Photography  
Plan produced using PlanUp.



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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".