

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

74 Manchester Street, Heywood, OL10 1DL

£120,000

IMMACULATE TWO-BEDROOM APARTMENT WITH PARKING

Welcome to 74 Manchester Street, Heywood - a charming apartment that offers the perfect blend of comfort and convenience. This delightful property is a complete blank canvas and boasts a spacious layout with one reception room and two bedrooms, making it an ideal space for both relaxation and entertainment. Comprising of new carpets & freshly decorated throughout along with a new Boiler in November 2023.

Situated in a prime location for major networks and just a stone's throw away from Manchester City centre, this apartment offers the best of both worlds - a tranquil retreat with easy access to the vibrant city life. The two bedrooms are generously sized, providing ample space for rest and relaxation.

Whether you're looking for a cosy home to unwind after a long day or a convenient base to explore the bustling city, 74 Manchester Street is sure to tick all the boxes. Don't miss out on this fantastic opportunity to own a property in such a sought-after location. Contact our Rochdale branch for more information or to arrange a viewing.

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£120,000



- First Floor Flat
- Open Plan Living
- Designated Parking Place
- EPC Rating B
- Two Bedrooms
- Fitted Kitchen Area
- Tenure Leasehold
- Main Bedroom With En Suite
- Three Piece Bathroom
- Council Tax Band B

Ground Floor

Entrance

Main entrance fob operated wooden door, communal staircase and UPVC door to main stairs.

Hallway

14'5 x 4'11 (4.39m x 1.50m)

Hardwood entrance fire door, intercom, smoke alarm, doors to open plan living room, two bedrooms, bathroom and storage cupboard.

Living Area

16'8 x 14'2 (5.08m x 4.32m)

Two UPVC double glazed windows, two central heating radiators, smoke alarm and open access to kitchen.

Kitchen

12'11 x 4'8 (3.94m x 1.42m)

UPVC double glazed window, smoke alarm, wood effect laminate wall and base units with quartz effect laminate worktops, Zanussi electric oven with four burner gas hob and extractor hood, tiled splashbacks, stainless steel sink with draining board and mixer tap, Worcester boiler, plumbing for washing machine, space for fridge freezer and tiled flooring.

Bedroom One

12'2 x 9'3 (3.71m x 2.82m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

En Suite

7'2 x 4'7 (2.18m x 1.40m)

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, tiled splashbacks, extractor fan and tiled flooring.

Bedroom Two

11'9 x 10'6 (3.58m x 3.20m)

UPVC double glazed window and central heating radiator.

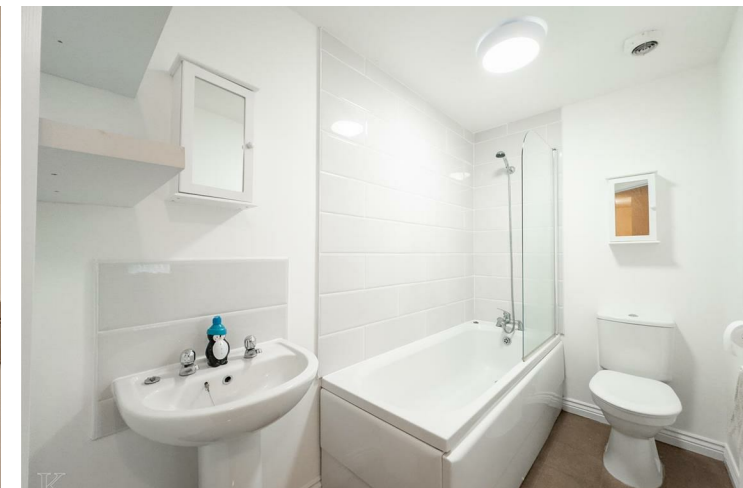
Bathroom

8'10 x 4'8 (2.69m x 1.42m)

Central heating radiator, dual flush toilet, pedestal wash basin, panel bath with mixer tap and shower head, extractor fan and wood effect vinyl tiled flooring.

Exterior

Designated parking space.



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