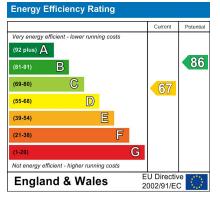




All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.









# Rochdale Road East, Heywood, OL10 1QJ £164,950

A WELCOMING TWO-BED HOME

Nestled in the charming location of Rochdale Road East, Heywood, this delightful mid-terrace house is the perfect family home. Boasting two reception rooms, two bedrooms, and a well-appointed bathroom, this property offers a wonderful living space for you and your loved ones.

As you step inside, you are greeted by spacious living areas that are perfect for entertaining guests or simply relaxing with your family. The two bedrooms provide comfortable retreats for a good night's sleep, while the large bathroom offers a luxurious touch to your daily routine.

Outside, the peaceful garden provides a tranquil escape where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor activities.

Don't miss the opportunity to make this wonderful two-bed family home your own and create lasting memories in this inviting space

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# Rochdale Road East, Heywood, OL10 1QJ £164,950













- Tenure Leasehold On Street Parking

- Council Tax Band A
- Mid Terraced Property
- Fitted Kitchen And Three Piece Bathroom Suite Ample Sized Rear Garden
- Easy Access To Major Commuter Routes

- EPC Rating D
  - Spacious Two Bedrooms
  - Viewing Essential

# **Ground Floor**

Steps and path to the front door, bark chipping flower beds.

#### Entrance

Wooden single glazed frosted door to hallway.

#### Hallway

12'5 x 3'4 (3.78m x 1.02m)

Central heating radiator, door to reception room and wood effect

#### **Reception Room**

12'5 x 11'1 (3.78m x 3.38m)

UPVC double glazed bay window, central heating radiator, open access to the dining room, gas fire with tiled/decorative surround and

### **Dining Room**

14'9 x 13'5 (4.50m x 4.09m)

UPVC double glazed window, central heating radiator, electric fire, stairs to the first floor and door to kitchen.

#### Kitchen

9' x 8'8 (2.74m x 2.64m)

UPVC double glazed window, UPVC double glazed frosted door to rear, range of wall and base units, laminate work tops, stainless steel sink and drainer with mixer tap, oven with four ring gas hob, extractor hood, tiled splash back, plumbed for washing machine, space for fridge freezer and tiled floor.

#### **First Floor**

## Landing

13'5 x 5'1 (4.09m x 1.55m)

Smoke alarm, doors to two bedrooms, bathroom and wood effect laminate flooring.

#### **Bedroom One**

14'9 x 12'5 (4.50m x 3.78m)

UPVC double glazed window, central heating radiator, fitted wardrobes, access to loft and solid wooden floor.

#### **Bedroom Two**

13'5 x 9'4 (4.09m x 2.84m)

UPVC double glazed window, central heating radiator, solid wood floor and access to a Baxi boiler.

#### **Bathroom**

9' x 8'8 (2.74m x 2.64m)

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin, panelled bath with overhead electric feed shower, part tiled elevation and wood effect vinyl flooring.

#### **External**

#### Rear

Concrete patio seating area, steps leading to a paved patio, bedding areas, timber shed and gate to shared access road.

#### **Front**















