



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			86
(81-91) B			
(69-80) C		67	
(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	

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

### 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 wood effect laminate flooring.

### 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



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