



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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.

Simpson Hill Close, Heywood, OL10 4DN

Offers Over £300,000

This charming 4-bedroom detached property offers a perfect blend of spacious living and modern comforts. Nestled in a desirable neighborhood, it boasts an inviting layout with generously sized rooms throughout. The property features a well-maintained garden to the rear, ideal for outdoor activities and relaxation, while the driveway provides ample off-street parking. With its private garden, off-road parking, and convenient location close to local amenities, schools, and transport links, this property is an excellent opportunity for families seeking a comfortable and well-connected home. Among the key upgrades are a newly installed roof, complete with high-quality roof insulation, offering better thermal efficiency and peace of mind. The property also benefits from a brand-new, central heating system, helping to keep running costs low while ensuring a warm and inviting atmosphere throughout. Perfect for growing families or anyone looking for a peaceful retreat with all the necessary conveniences close by.

Simpson Hill Close, Heywood, OL10 4DN
Offers Over £300,000

 4  2  2  C

- Detached
- En-Suit
- EPC Rating - C
- Garden To Rear
- Tenure - Leasehold
- Driveway
- 4 Bedrooms
- Council Tax Band - D

Reception Room One
15'8" x 7'2" (4.8m x 2.2m)

Reception Room Two
13'1" x 9'2" (4m x 2.8m)

Reception Room Three
9'10" x 9'2" (3m x 2.8m)

Kitchen
11'9" x 9'10" (3.6m x 3m)

Bedroom One
10'5" x 9'6" (3.2m x 2.9m)

Bedroom Two
10'5" x 7'6" (3.2m x 2.3m)

Bedroom Three
7'2" x 6'10" (2.2m x 2.1m)

Bedroom Four
10'5" x 5'6" (3.2m x 1.7m)

Upstairs W/C
4'3" m x 3'7" (1.3 m x 1.1m)

Bathroom
7'2" x 5'10" (2.2m x 1.8m)

En-Suit
7'10" x 3'3" (2.4m x 1m)

