



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>67</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

## Thorn Close, Heywood, OL10 4TQ

### £230,000

Charming 3-Bedroom Semi-Detached Home with Driveway & Garden – Ideal for Families or First-Time Buyers

Nestled in a popular residential area of Heywood, this well-presented three-bedroom semi-detached property offers comfortable living space with the added benefits of off-road parking and a generous rear garden – perfect for families, professionals, or those looking to get onto the property ladder.

The ground floor features a spacious living room, a bright and airy kitchen/diner with plenty of storage, and access to the garden. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Externally, the property boasts a private driveway, providing convenient off-road parking, and a well-maintained rear garden – ideal for outdoor entertaining, children's play, or simply relaxing.

Situated close to local schools, shops, and excellent transport links, this home offers a fantastic opportunity to settle in a friendly community with everything you need within easy reach.

?? Viewings highly recommended – don't miss out on this lovely home in a sought-after Heywood location!



Thorn Close, Heywood, OL10 4TQ  
£230,000

3 1 1 D

- Semi-Detached
- Spacious Living Room
- EPC Rating D
- Driveway Parking
- Tenure - TBC
- Front & Rear Gardens
- Council Tax Band B

**Lounge**  
15'1" x 11'1" (4.6m x 3.4m)

**Kitchen/Diner**  
15'8" x 8'2" (4.8m x 2.5m)

**Bedroom One**  
9'10" x 11'9" (3m x 3.6m)

**Bedroom Two**  
11'9" x 9'10" (3.6m x 3m)

**Bedroom Three**  
6'6" x 7'6" (2m x 2.3m)

**Bathroom**  
5'6" x 5'10" (1.7m x 1.8m)

