

Market Street  
Healey OL12 8RW



## INVESTORS ONLY

A DESIRABLE TWO BEDROOM END TERRACED HOUSE  
WITH ACCOMMODATION OVER FOUR LEVELS



**BARTON KENDAL** are delighted to offer this well presented property which provides extremely spacious accommodation, over four floors, with quality fixtures and fittings throughout. The property benefits from electric heaters and double glazed windows and sits on the doorstep of Healey Dell Nature Reserve with wonderful countryside walks on your doorstep. The property has been competitively priced and is offered for sale with vacant possession

VIEWING HIGHLY RECOMMENDED

Asking price £110,000 - VENDOR PAID DEPOSIT

Head Office - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

Middleton Office - 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

#### **LOUNGE - 4.3 x 4.5 metres (average) (14'1" x 14'9")**

Electric heater, access to upper and lower floors via staircases

### **Lower Ground Floor**

#### **HALL**

#### **KITCHEN - 4.7 x 3.3 metres (average) (15'5" x 10'9")**

Single drainer stainless steel sink unit, range of modern wall and base units with built in oven, hob and extractor hood, part tiled walls, access to side communal area

#### **BATHROOM - 2.3 x 1.6 metres (7'6" x 5'3")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, part tiled walls

### **First Floor**

#### **LANDING**

Staircase to upper and lower floors

#### **MASTER BEDROOM - 5.4 x 3.4 metres (17'8" x 11'1")**

An extremely spacious Master Bedroom

### **Second Floor**

#### **ATTIC ROOM - 4.2 x 2.5 metres (13'9" x 8'2")**

Fantastic views over Healey Dell

### **Externally**

There are parking spaces to the front of the property





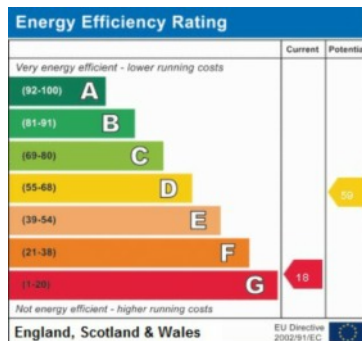
## Council Tax Band

We are advised that the property is assessed in Council Tax Band A

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

## LOCATION

The subject property is situated in a popular residential area, backing onto Healey Dell Nature Reserve, with all the usual local amenities available nearby.



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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