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22 HEYWOOD ROAD  
Prestwich, M25 1EB  
Offers In The Region Of £215,000



# 22 HEYWOOD ROAD

## Property at a glance

- end townhouse
- two generous sized bedrooms
- PVC double glazing & GCH system
- spacious lounge
- spacious dining kitchen with integrated oven & hob
- driveway providing off road parking for x1 car
- low maintenance gardens to the front & rear
- offered for sale with vacant possession & no upward chain!!!

Pearson Ferrier Estate Agents are delighted to present this two-bedroom end townhouse for sale which is offered with no onward chain and freehold tenure. Occupying a generous plot, this property is ideally located for nearby schools, shops, and excellent transport links, including Prestwich Metrolink station, providing easy access to Manchester City Centre and surrounding areas.

Internally, the property benefits from PVC double glazing, gas central heating. The accommodation includes a spacious lounge, a fitted kitchen, two generous-sized bedrooms, a modern bathroom.

Externally, the property boasts driveway providing off road parking for one car and low maintenance gardens to the front and rear.

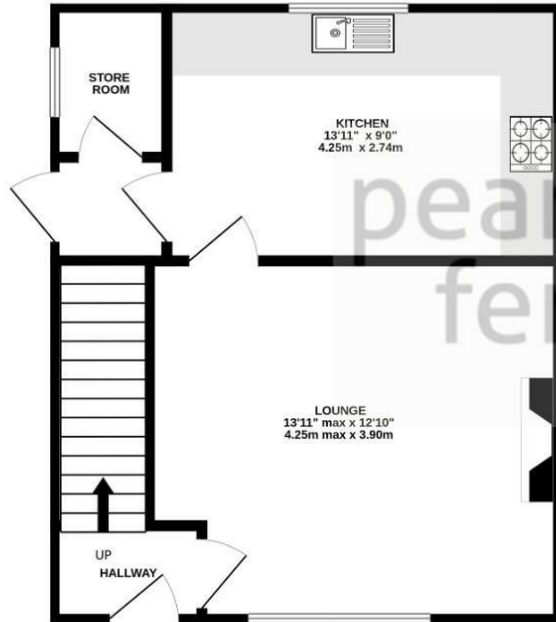
This is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Contact us today to arrange a viewing!



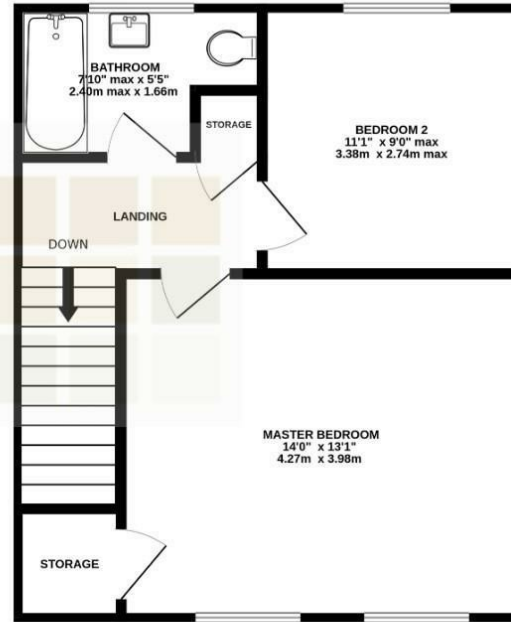




GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
21-34	G	1	1
1-20			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
49-64	E		
35-48	F		
21-34	G	1	1
1-20			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Radcliffe Office  
44 Blackburn Street Radcliffe, Manchester, M26 1NQ  
Telephone: 0161 725 8155  
Fax: #  
Email: radcliffe@pearsonferrier.co.uk

[www.pearsonferrier.co.uk](http://www.pearsonferrier.co.uk)



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