



**30 Heywood Fold Road, Springhead, Oldham, OL4 4RR**

**£289,950**

SEMI DETACHED | THREE/FOUR BEDROOMS | VERY WELL MAINTAINED | VIEWING ADVISED | POPULAR LOCATION |  
The property on Heywood Fold Road comprises to the ground floor, entrance hall, cloaks & WC, lounge and kitchen. The first floor has one bedroom and dining room/bedroom. The second floor has a further bedroom and bathroom & WC and the third floor has the master bedroom. The outside reveals a front garden, driveway at the side leading to the garage The rear garden is spacious and tiered. Close to local amenities, schools and public transport.

## ACCOMMODATION

### GROUND FLOOR

#### HALL

#### CLAOKS & WC

2'8 x 5'8 (0.81m x 1.73m)



Two piece white suite.

#### LOUNGE

10'9 x 20'1 (3.28m x 6.12m)



Contemporary fireplace.

#### KITCHEN

8'10 x 13'2 (2.69m x 4.01m)



Single drainer, polycarbonate, sink unit. Electric hob, oven and extractor. Integrated fridge, freezer, washing machine and dishwasher. A range of wall and base units with worktops and splash.

### FIRST FLOOR

#### BEDROOM THREE

9'6 x 10 (2.90m x 3.05m)



#### BEDROOM FOUR/DINING ROOM

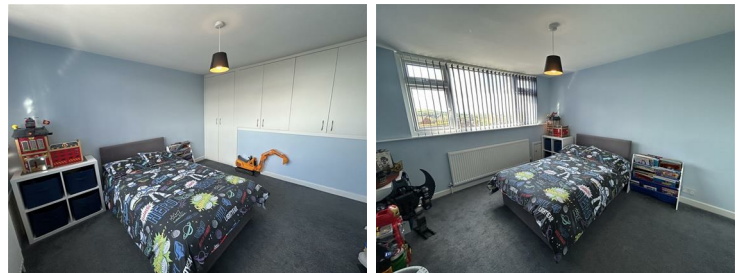
9'6" x 9'11" (2.91 x 3.03)



### SECOND FLOOR

#### BEDROOM TWO

10'5" x 11'4" (3.18 x 3.46)



#### BATHROOM & WC

8'2" x 8'3" (2.49 x 2.53)



Three piece white suite, corner shower cubicle, tiling.

### THIRD FLOOR

## BEDROOM ONE

17'5" x 9'11" (5.33 x 3.03)



## EXTERNALLY



Garden area at the front, driveway to the side leading to the garage. The rear is spacious, there is artificial grass at the lower level, a raised patio area and garden.

## SERVICES -

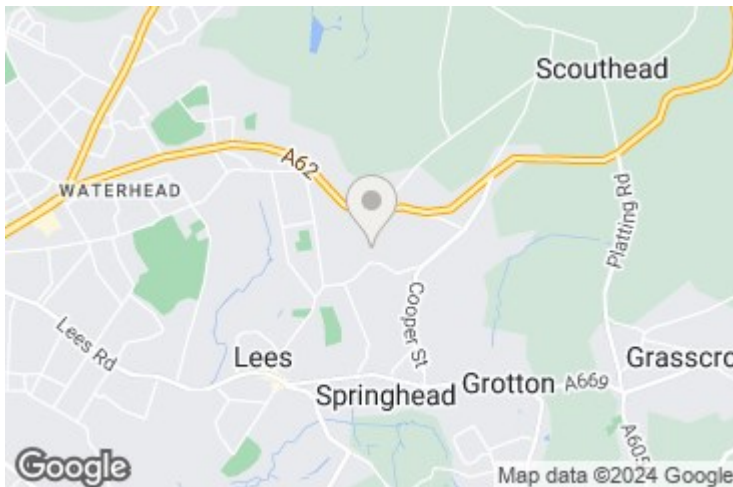
All main services are installed.

## IMPORTANT NOTICE -

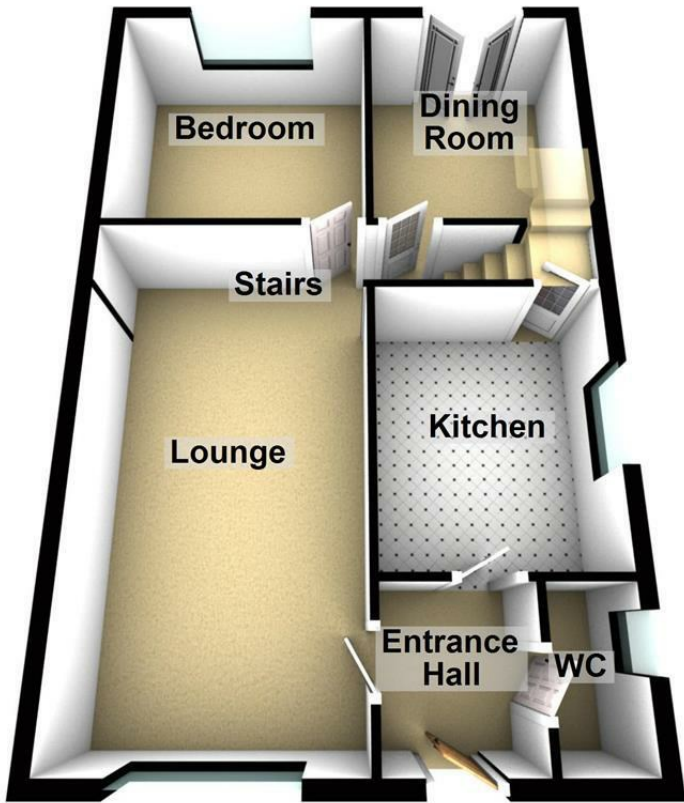
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

## DISCLAIMER -

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### Ground Floor



### First Floor

