



31 Cromwell Street, Heywood OL10

- THREE BEDROOMS
- CLOSE TO HEYWOOD TOWN CENTRE
- COUNCIL TAX BAND A
- RECENTLY DECORATED AND CARPETED THROUGHOUT
- AVAILABLE IMMEDIATELY
- OPEN PLAN
- EPC RATING C
- GAS CENTRAL HEATING

£975 Per Calendar Month

HUNTERS[®]
HERE TO GET *you* THERE

Hunters are pleased to bring to the rental market this three bed mid terraced house. Located on a cul-de-sac in a popular area of Heywood.

Upon entering the property, you are welcomed into a spacious open plan lounge, kitchen/dining room featuring a bay window. To the first floor, the house boasts three bedrooms and a bathroom, providing ample space for a growing family. The rear yard is a great outdoor space and the street parking provides convenient access to the property. Conveniently located close to Heywood Town Centre, local schools, shops, amenities and transport links. This property is only a walk away from the East Lancashire Railway so families can enjoy watching the steam trains.

Twelve month's tenancy
Holding deposit £225
Rent £975PCM
Deposit £1125

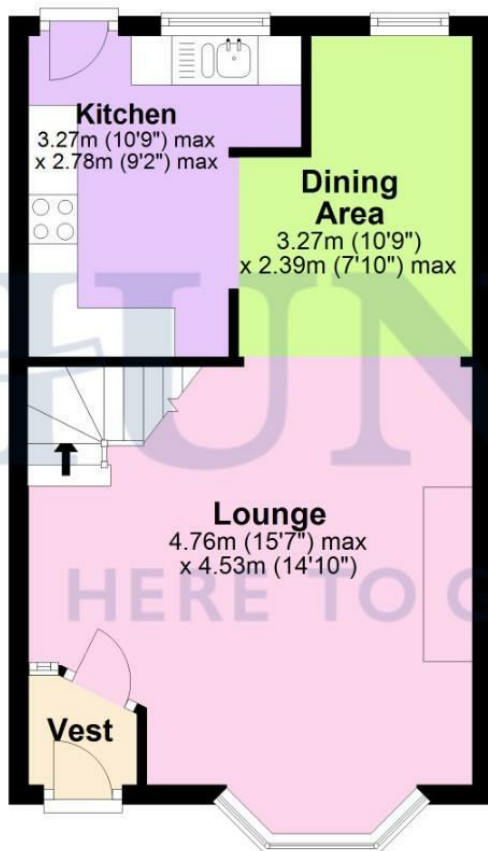
EPC C
Council Tax Band: A





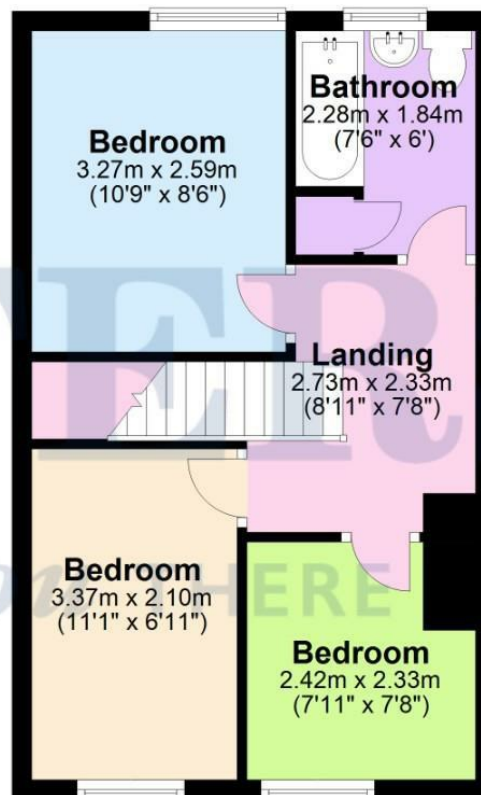
Ground Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 69.4 sq. metres (746.8 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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