


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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, 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.

Melton Street, Heywood, OL10 3DX Offers In Excess Of £190,000

THE PERFECT FAMILY HOME

Nestled on Melton Street in the charming town of Heywood, this delightful three-bedroom semi-detached house is a true gem. Having undergone a complete transformation, the property has been presented and updated to the highest standard, making it an ideal family home ready for immediate occupancy.

As you step inside, you will be greeted by a newly fitted Wren kitchen, which boasts modern appliances and stylish finishes, perfect for both cooking and entertaining. The newly fitted bathroom complements the home's contemporary aesthetic, ensuring comfort and convenience for all family members. Additionally, a newly installed boiler guarantees efficient heating and hot water throughout the year.

The interior of the property is adorned with tasteful decoration, creating a warm and inviting atmosphere that is sure to impress. Each room has been thoughtfully designed to maximise space and light, making it a perfect sanctuary for family living.

Outside, the generous garden space offers a wonderful area for children to play, as well as a tranquil spot for adults to relax and unwind. This outdoor space is ideal for summer barbecues or

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- Tenure Freehold
- On Street Parking
- Three Well Proportioned Bedrooms
- Easy Access To Major Network Links
- Council Tax Band A
- Ideal Family Home With Viewing Essential
- Three Piece Bathroom Suite
- EPC Rating C
- Fitted Kitchen/Dining Area
- Generous Garden Space To The Rear

Ground Floor

Entrance Porch

4'9 x 2'2 (1.45m x 0.66m)

Hall

4'6 x 3'10 (1.37m x 1.17m)

Reception Room

15'4 x 12'10 (4.67m x 3.91m)

Kitchen/Dining Area

15'11 x 8'4 (4.85m x 2.54m)

First Floor

Landing

6'9 x 5'11 (2.06m x 1.80m)

Bedroom One

13'11 x 9'10 (4.24m x 3.00m)

Bedroom Two

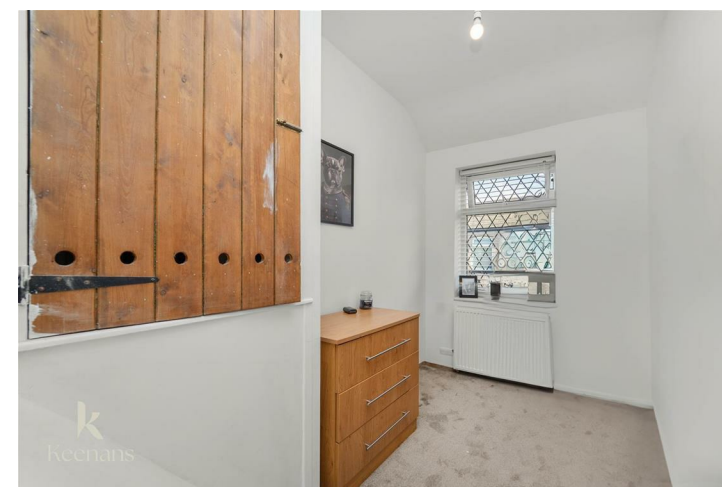
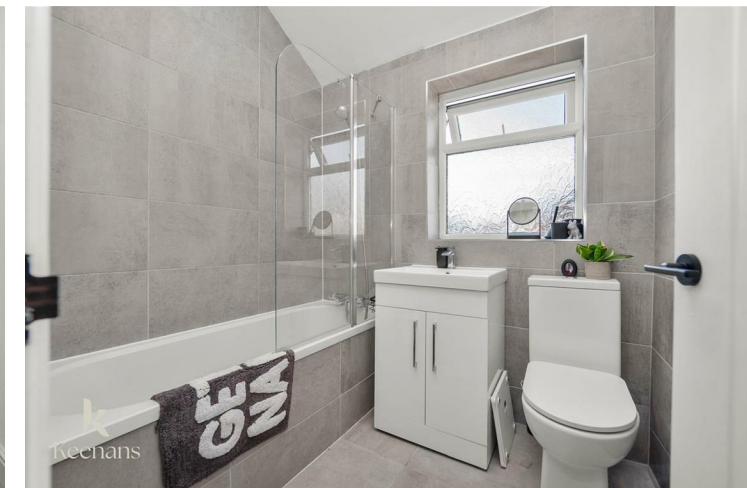
9'8 x 8'5 (2.95m x 2.57m)

Bedroom Three

9'9 x 5'9 (2.97m x 1.75m)

Bathroom

6'9 x 5'9 (2.06m x 1.75m)



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