



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.

George Street, Heywood, OL10 4PW Offers In Excess Of £170,000

NEUTRALLY FINISHED THREE-BEDROOM PROPERTY

This three-bedroom mid-terrace is being proudly welcomed to market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is ideal for a first time buyer or growing family looking for their long-term home. Boasting two spacious reception rooms and a newly-fitted kitchen.

Comprising briefly, to the ground floor; entrance through the hallway which has doors to both reception rooms, reception room two has stairs to the first floor and a door to the kitchen. The kitchen has a door to the rear of the property. To first floor is a landing to three-bedrooms and a family bathroom

Externally, to the rear is an enclosed yard with a gate to a shared access road. To the front is an enclosed yard area with a flagged path to the entrance door.

For further information or to arrange a viewing please contact our Rochdale team at your earliest convenience. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and facebook @keenansestateagents

Some photos have been virtually staged to help you envision your dream home!

George Street, Heywood, OL10 4PW

Offers In Excess Of £170,000



- Three Bedrooms
- Well Located
- Composite Fitted Kitchen
- Three Piece Bathroom Suite
- EPC Rated D
- On Road Parking
- Close Proximity to Local Amenities
- Council Tax Band A
- Two Reception Rooms
- Excellent Commuter and Transport Links

Ground Floor

Vestibule

3'03 x 3'02 (0.99m x 0.97m)

Door to inner hall, vinyl flooring.

Hall

12'06 x 3'02 (3.81m x 0.97m)

Central heating radiator, alarm system, door to two reception rooms, vinyl flooring.

Reception Room One

14'08 x 10'09 (4.47m x 3.28m)

UPVC double glazed bay window, central heating radiator, gas fire with ceramic surround, ceiling rose, coving.

Reception Room Two

14'08 x 14'04 (4.47m x 4.37m)

UPVC double glazed window, central heating radiator, electric fire, brick surround, stairs to the first floor, door to the kitchen.

Kitchen

9'06 x 6'01 (2.90m x 1.85m)

UPVC double glazed window, central heating radiator, mix of wall and base units, four ring induction hob, one bowl stainless steel sink with drainer and mixer taps, integrated fridge/freezer, part tiled elevations, vinyl flooring, laminate worktops, door to rear.

First Floor

Landing

Doors to three bedrooms and bathrooms.

Bedroom One

12'07 x 8'01 (3.84m x 2.46m)

UPVC double glazed window, central heating radiator, picture rail, ceiling rose, fitted wardrobe, alcove.

Bedroom Two

12'09 x 5'11 (3.89m x 1.80m)

UPVC double glazed window, central heating radiator, dado rail, ceiling rose.

Bedroom Three

14'04 x 6'00 (4.37m x 1.83m)

UPVC double glazed window, central heating radiator.

Bathroom

8'08 x 8'00 (2.64m x 2.44m)

UPVC double glazed frosted window, central heating radiator, panel bath with direct feed shower and mixer tap, pedestal wash basin with traditional taps, low basin WC, fitted storage, full tiled elevations, spotlights, vinyl flooring.

External

Front

Gated flagged forecourt.

Rear

Enclosed yard with bedding areas.

INTRODUCTION

THREE-BEDROOM MID TERRACE PROPERTY

This three-bedroom mid-terrace is being proudly welcomed to the rental market. Conveniently located in close proximity to all local amenities, well regarded schools and major commuter routes, this property is ideal for a family or a couple looking for that bit more space. Boasting two spacious reception rooms and a modern fitted kitchen.

Comprising briefly, to the ground floor; entrance through the hallway which has doors to both reception rooms, reception room two has stairs to the first floor and a door to the kitchen. The kitchen has a door to the rear of the property. To first floor is a landing with doors to three-bedrooms and a family bathroom

Externally, to the rear is an enclosed yard with a gate to a shared access road. To the front is an enclosed yard area with a flagged path to the entrance door.

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