



5 Captain Fold | Heywood OL10 4DL

[www.reside.agency](http://www.reside.agency)



# 5 Captain Fold

## Heywood | OL10 4DL

This beautifully presented three-bedroom townhouse is perfectly suited for families, professionals, or those looking for a home ready to move straight into. The property combines generous internal accommodation with well-maintained outdoor space, creating a comfortable and highly practical home.

Upon entering the property, a welcoming porch and entrance hall lead into the main living areas.

To the front, the property opens into a large kitchen and dining room, forming the heart of the home. This bright and practical space offers ample room for cooking, dining, and everyday family living. Located just off the kitchen is a convenient utility room and separate wc.

The spacious lounge sits to the rear of the home and provides an inviting environment for relaxing or entertaining, benefitting from excellent natural light and direct access to the garden.

The layout ensures a clear separation between living, dining and service areas while maintaining a natural flow throughout the ground floor.

The first floor offers three bedrooms. Two bedrooms are particularly spacious and benefit from additional storage and fitted wardrobes. The third bedroom / office offers flexibility as a study, nursery, or

home workspace. Completing the first floor is a stunning family bathroom.

Externally, the property continues to impress. To the front, there is a double driveway providing ample off-road parking for two cars. To the rear, the home enjoys a private landscaped garden, designed for low maintenance and outdoor enjoyment. The garden features a decked seating area ideal for outdoor dining or entertaining and artificial lawn with flower bed and paved borders.

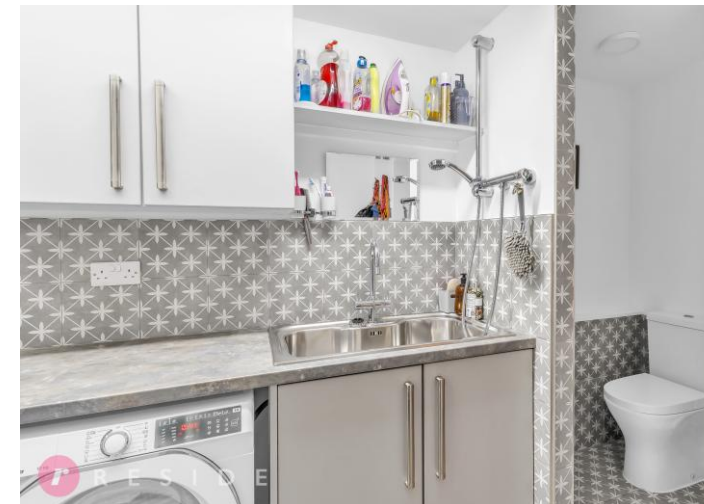
The enclosed garden offers a safe and private space for relaxing or family activities.

Ideally positioned within a popular residential area, offering convenient access to local shops, schools, and everyday amenities. The property is also well placed for transport links and nearby motorway networks, making it suitable for commuters travelling into Manchester city centre.



RESIDE



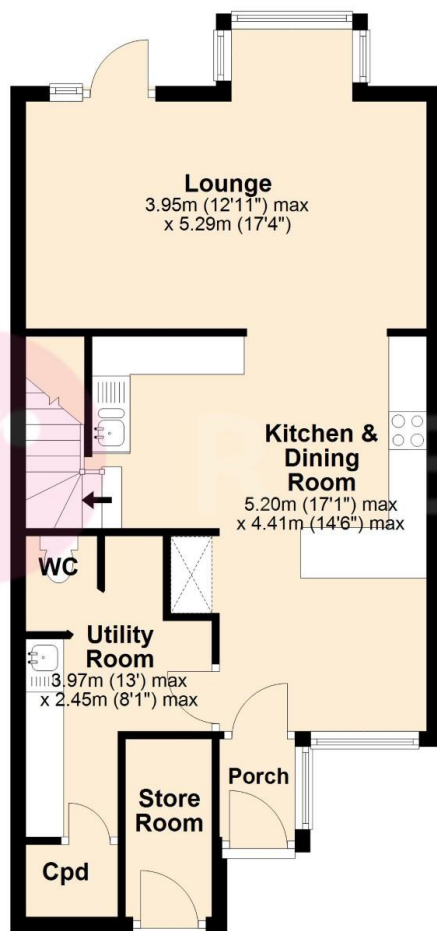


To view this property call Reside on **01706 356633**



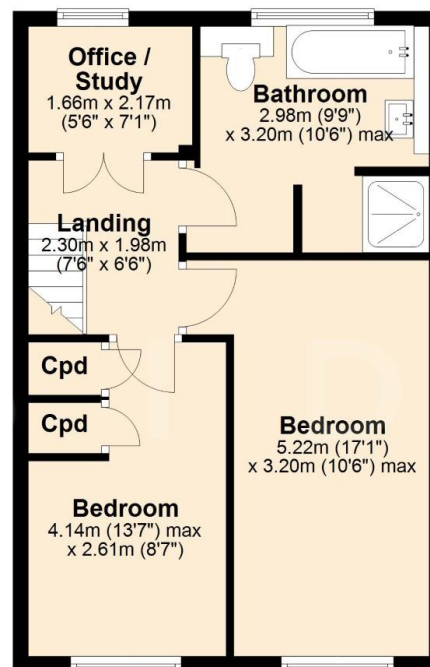
## Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 96.8 sq. metres (1041.5 sq. feet)



4 Smith Street, Rochdale  
Lancashire, OL16 1TU

Tel: 01706 356633

Email: [enquiries@reside.agency](mailto:enquiries@reside.agency)

[www.reside.agency](http://www.reside.agency)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".