

**FOR SALE**



**Middleton Road, Heywood, OL10 2HX**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £130,000**





### SUMMARY

Martin & Co are pleased to bring to market this well presented, two bedroom mid terraced property in Heywood.

Ideal FIRST TIME BUY or INVESTMENT the property briefly comprises of entrance vestibule, lounge with feature fireplace, kitchen with ample storage, two good sized bedrooms with storage in each, and a family bathroom with a three piece suite.

The property also benefits from a cellar which is great for storage.

Externally there is a small garden space to the front and an enclosed courtyard to the rear, and on street parking to the front too.

**LOUNGE** 14' 9" x 14' 1" (4.50m x 4.30m)  
Neutral decor, carpet, feature fireplace, radiator, UPVC window, vertical blinds

**KITCHEN** 14' 9" x 10' 5" (4.50m x 3.20m)  
Neutral decor, a range of wall and base units, Stainless steel sink, laminate flooring, UPVC window and door, radiator

**BEDROOM ONE** 14' 9" x 13' 9" (4.50m x 4.20m)  
Neutral decor, carpet, UPVC window, radiator

**BEDROOM TWO** 10' 5" x 9' 1" (3.20m x 2.78m)

- Two Bedroom Mid Terraced Property
- Well Presented Throughout
- Ideal Investment or First Time Buyer
- Potential Rent £850 PCM
- Courtyards Front and Rear
- Ideally Located
- Closeby to Local Amenities

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Neutral decor, carpet, UPVC window, radiator

**SHOWER ROOM 5' 4" x 5' 2" (1.65m x 1.60m)**

Neutral decor, partially tiled walls, shower cubicle, toilet and hand wash basin, UPVC window, towel radiator

### NEED A MORTGAGE?

Why be restricted to your current or high street lenders rates?

Especially when Martin & Co can introduce you to our Mortgage Advisor with access to a comprehensive panel of over 80 lenders, including a range of off market products, offering potential savings against your current lender.

Call today to arrange a ten-minute (no obligation) telephone consultation (at a time to suit you)

One quick call could potentially save you thousands of pounds over the course of your mortgage.

Please remember, your home is at risk if you do not keep up with your mortgage repayments.

### MATERIAL INFORMATION

Please see our brochure to see material information, for more details please call us 01706 648 277.



### BUYER CHECKS

Please note, we must carry out Due Diligence on all properties which includes buyer and seller AML (Anti-Money Laundering) checks. To complete the checks there is a £25 payment per buyer which will need to be paid prior to the property being taken off the market.

### LEASEHOLD

Tenure: Leasehold

Lease Start Date: 21 Apr 1870

Lease End Date: 26 Jun 2865

Lease Term: 997 years from 26 June 1868

Lease Term Remaining: 840 years

Ground Rent: TBC



## Ground Floor

Approx. 34.2 sq. metres (368.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.2 sq. feet)

For illustrative purposes only. Not to scale.  
Plan produced using PlanUp.

### Martin & Co Rochdale

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.