



16 Pleasant Street, Heywood, OL10 4AJ
£210,000

PROPERTY
PERSPECTIVE

The Property Perspective

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Situated in a convenient residential area of Heywood, this property on Pleasant Street offers easy access to a wide range of local amenities including shops, supermarkets, cafés and leisure facilities. The area is well served by reputable schools such as Newhouse Academy and nearby primary options, making it appealing to families. Excellent transport links provide straightforward access to Manchester and surrounding towns via the motorway network, while regular public transport options further enhance connectivity. Nearby green spaces and parks offer opportunities for outdoor recreation, creating a balanced and accessible location.

This impressive three-bedroom period property is set across three floors and offers a unique and spacious layout, presented in excellent condition throughout. The ground floor comprises an entrance vestibule leading into a generous living room with wood flooring and feature electric fire, flowing through to a second reception room with access to the upper level. The lower ground floor reveals a stunning open-plan kitchen and living space, fitted with a range of integrated appliances, breakfast bar island and direct access to the rear garden, alongside a contemporary shower room. To the first floor are three well-proportioned bedrooms, all benefiting from fitted wardrobes and ceiling fans, along with a stylish family bathroom featuring a three-piece suite and over-bath shower. Externally, the property offers a low-maintenance rear patio garden with power, water supply and gated access, completing this distinctive and versatile home.

Front

LOWER GROUND FLOOR

Open Kitchen/Living Room 24'7" x 13'9" (7.5m x 4.2m)

Kitchen area: Wall mounted and base units, integrated gas hob, microwave, double oven, electric hob, 2 x extractors, fridge, dishwasher, tiled floor, window and door to rear, stairs to ground floor, breakfast bar island.

Living area: Tiled floor, wall mounted and base units, radiator, heated towel rail, sliding door to shower room.

Shower Room 6'2" x 2'11" (1.9m x 0.9m)

Electric shower, sink, toilet.

GROUND FLOOR

Living Room 15'1" x 14'9" (4.6m x 4.5m)

Wood flooring, painted walls, electric feature fire, window to front, door to reception room.

Reception Room 15'1" x 11'1" (4.6m x 3.4m)

Carpet, window to rear x 2, painted walls, radiator, stairs to first floor and ground floor.

FIRST FLOOR

Bedroom 9'10" x 12'5" (3m x 3.8m)

Front facing, carpet, fitted wardrobes, window to front, radiator, ceiling fan.

Bedroom 11'1" x 7'2" (3.4m x 2.2m)

Rear facing, carpet, window to rear, fitted wardrobes, radiator, painted walls, ceiling fan.

Bedroom 8'2" x 7'2" (2.5m x 2.2m)

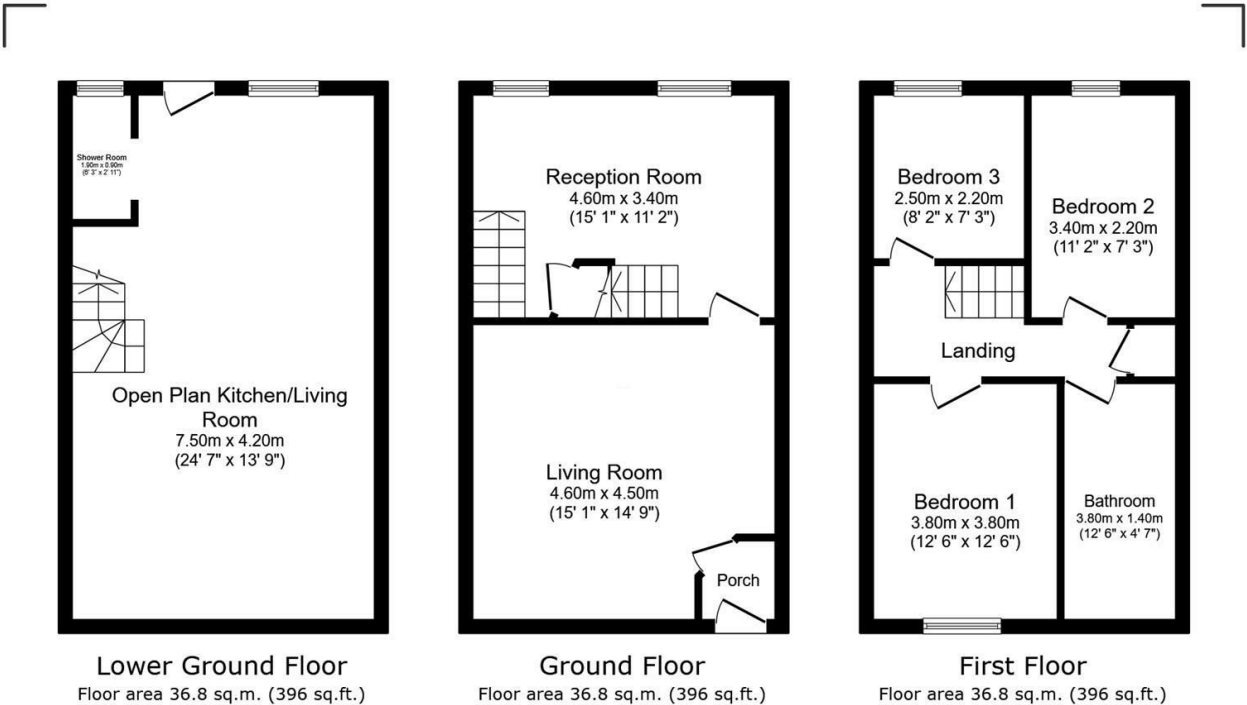
Front facing, carpet, window to front, radiator, fitted wardrobes, ceiling fan.

Bathroom 12'5" x 4'7" (3.8m x 1.4m)

Three piece suite with over bath shower, heated towel rail, tiled floor and walls.

Rear Garden

Patio, tap, electric socket, wood fence and brick borders, rear access gate to lane.



Total floor area: 110.4 sq.m. (1,188 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

