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9 & 11 HEYS LANE
Heywood, OL10 3RA
Offers Over £500,000

9 & 11 HEYS LANE

Property at a glance

- TWO SEMI DETACHED HOMES CONVERTED TO SINGLE DWELLING
- PRIME LOCATION CLOSE TO TOWN CENTRE
- OVERALL 6 BEDROOMS & 4 RECEPTION ROOMS
- CONSERVATORY/GARDEN ROOM
- INDIVIDUAL COMBINATION HEATING & UPVC D.G.
- GARDENS & DRIVEWAYS
- SUIT LARGE FAMILY HOME OR COMMERCIAL USES (subject to approvals)
- MAY SPLIT AND SELL SEPARATELY

Quite a rare opportunity to say the least, Nos 9 & 11 Heys Lane are being offered for sale as one unit providing an opportunity for a large family with accommodation having 6 bedrooms and 4 reception rooms. Access between the properties is provided at ground floor level, there is a door between the rear reception rooms and at first floor level there is access from the landing. Both properties are served by separate gas and electricity installations making them easy to convert back into two dwellings if required. Rochdale Council does recognize the current single unit status with a E banding. The property forms two traditional bay fronted semi detached homes built during the early 1900s and the current owners have gone to great lengths to retain much of the authenticity from the era. Heys Lane is an attractive residential area with homes of similar stature. There is easy access to both Heywood town centre and the motorway junction approximately 1 mile away. There are driveways to each property and a side driveway leading to a single garage at No9. Gardens to the front and rear are well tended and matured. It may be possible to purchase the individual semi detached properties if required.

Tenure - Leasehold Residue of 999 years from 1903
Council Tax Band E
EPC Rating - (9) - C - (11) - D







Approximate total area⁽¹⁾
199.6 m²

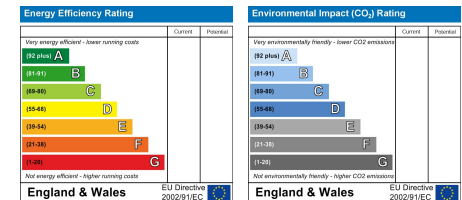
Reduced headroom
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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