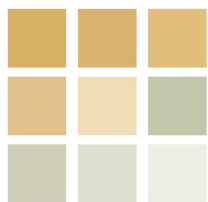




pearson
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9 HEYS LANE
Heywood, OL10 3RA
£260,000

9 HEYS LANE

Property at a glance

- TRADITIONAL EDWARDIAN SEMI DETACHED PROPERTY
- LOCATED ON TREE LINED LANE CLOSE TO HEYWOOD CENTRE
- KITCHEN EXTENSION TO REAR
- THREE BEDROOMS (2ND ACCESSED VIA THE 3RD BEDROOM)
- TWO RECEPTION ROOMS (MAIN SITTING ROOM WITH LOG BURNER)
- KITCHEN WITH PATIO DOORS ONTO GARDENS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- MATURED GARDENS TO THE FRONT & REAR
- DRIVEWAY & GARAGE

A traditional semi detached property in a well regarded location on a tree lined lane just off Bury Old Road in Heywood, providing easy access to Heywood, Bury and the nearby motorway junction. The property offers good sized accommodation over two floors and has further potential to extend the bedrooms over the existing kitchen extension if required. Of course there is gas central heating and upvc double glazing and the accommodation comprises:

Entrance hall, lounge with bay window to the front, sitting room with opening onto the kitchen, first floor landing, three bedrooms (access to the second bedroom is currently via the third bedroom) and three piece bathroom. To the outside there are matured gardens to the front and rear with a side driveway leading to a detached single garage.

NB. The property is currently connected internally to 11 Heys Lane. Once a purchaser progresses to exchange of contracts the access will be closed off and the walls rebuilt in line with current building standards.

Tenure - Leasehold from 1903
EPC Rating - C
Council Tax Banding C (assumed)







Floor 0



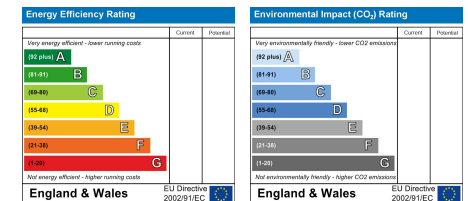
Floor 1

Approximate total area^m
86.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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