



pearson
ferrier  *a property for everyone*

76 MIDDLETON ROAD
Heywood, OL10 2HZ
£165,000

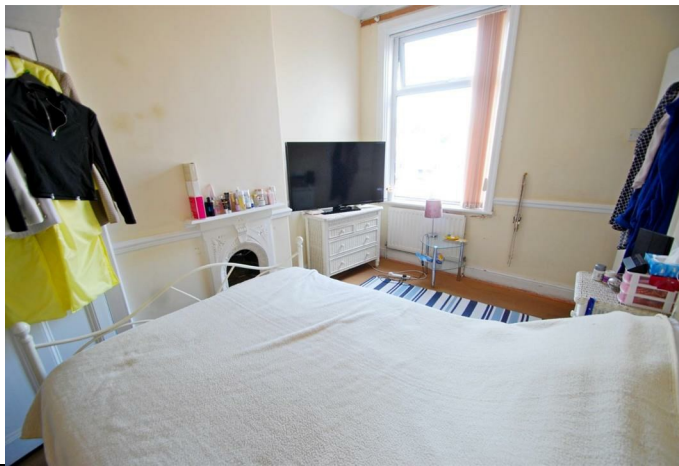
76 MIDDLETON ROAD

Property at a glance

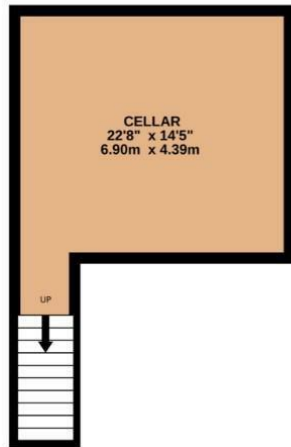
- SPACIOUS TERRACED PROPERTY IN HOPWOOD
- THREE BEDROOMS
- NEWLY FITTED KITCHEN & SHOWER ROOM
- LESS THAN HALF A MILE FROM J19 OF M62
- CLOSE TO HOPWOOD PRIMARY SCHOOL
- LOCATED NEXT TO HOPWOOD PARK
- IDEAL FAMILY HOME

A spacious three bedroom bay fronted terraced property located in Hopwood, less than half a mile from junction 19 of the M62 motorway. The property has a very spacious interior and comprises three bedrooms, family shower room, large open plan lounge/diner area, kitchen, hallway, vestibule and cellar. The property is located in the Hopwood area of Heywood and is well placed for public transport links, local shops, Heywood centre and both Hopwood Park and Hopwood Primary school are located next to the property. The property has been much improved by the current owner over recent years with some minor cosmetic finishes required by the new buyers to make the home their own. The property would be suitable for first time buyers or families and internal viewing is highly recommended to appreciate the size.

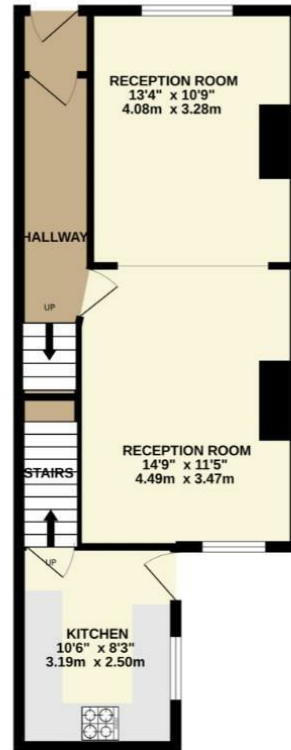




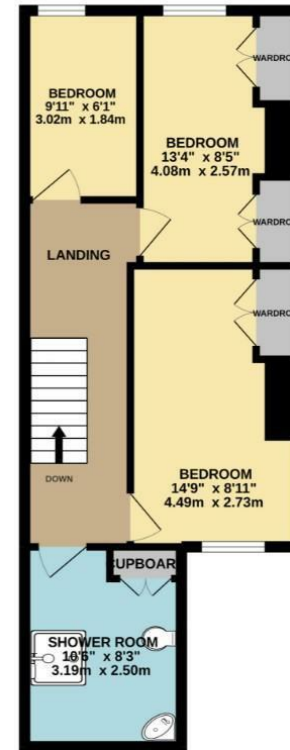
BASEMENT
217 sq.ft. (20.2 sq.m.) approx.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(1-34) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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