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35 DERWENT AVENUE  
Heywood, OL10 2BE  
Offers Over £165,000



# 35 DERWENT AVENUE

## Property at a glance

- END TERRACE PROPERTY
- THREE BEDROOMS
- LOUNGE & KITCHEN/DINER
- FREEHOLD
- NO ONWARD CHAIN
- GARDENS FRONT & REAR

FREEHOLD three bedroom end terrace property which is an ideal purchase for a first time buyer or buy to let investor and is offered to the market with no onward chain. The property is located in Heywood and offers excellent access to Heywood & Bury centres, local shops, primary & Secondary school and being only a short drive to junction 19 M62. The property is in need of some cosmetic improvement and is an ideal first time buy or buy to let investment. In brief the property comprises of; Entrance hall, lounge, dining/kitchen, three bedrooms and family bathroom. The property benefits from garden to the front & rear and is offered to the market with no onward chain.

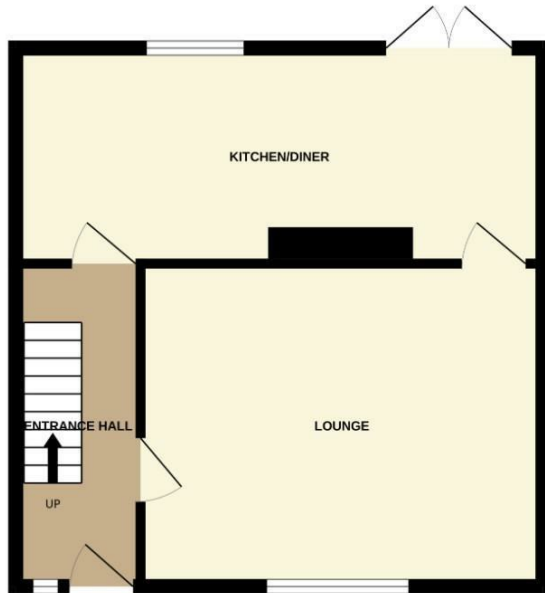
Tenure - Freehold  
Council Tax Band - A  
EPC - D



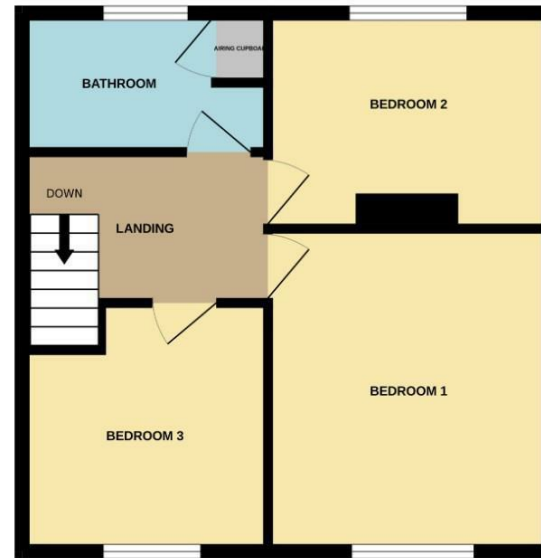




GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.

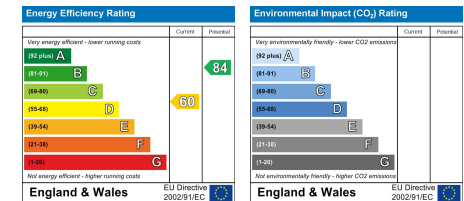


1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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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