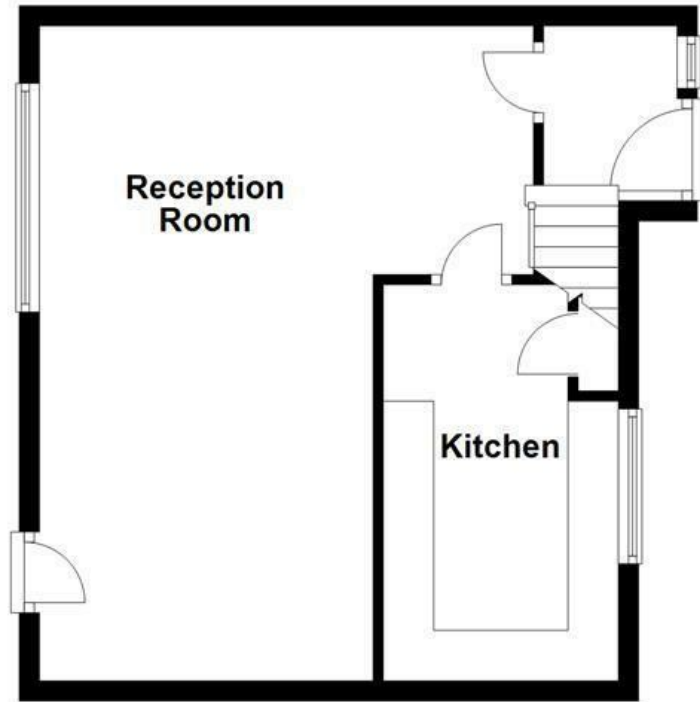
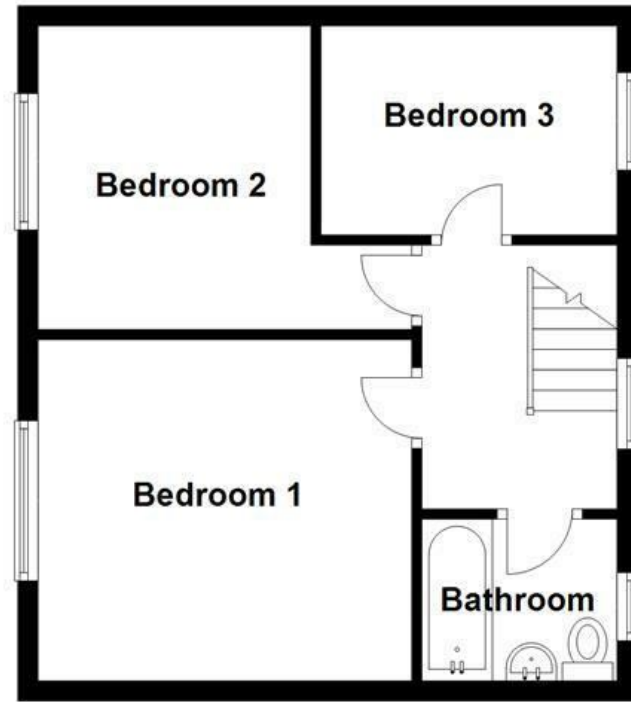


**Ground Floor**  
Approx. 411.5 sq. feet



**First Floor**  
Approx. 401.0 sq. feet



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Wolsey Street, Heywood, OL10 3AU

£1,150

A FANTASTIC AND DECEPTIVELY SPACIOUS THREE BEDROOM HOME

Welcome to Wolsey Street, Heywood - a charming location that could be the perfect setting for your new home! This delightful house boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With three generously sized bedrooms, there's plenty of space for the whole family to enjoy. Situated in a popular location, this property offers convenience for accessing local shops and amenities. The garden at the front and rear of the house provides a lovely outdoor space where you can unwind and enjoy some fresh air. View early to avoid disappointment!

The property comprises briefly; entrance into a welcoming hallway that has a door to the reception room and staircase to the first floor. The reception room has doors to the garden and a door to the kitchen. The first floor landing houses doors on to three generously sized bedrooms and a three piece bathroom. Externally to the rear of the property is an enclosed garden with flagged patio and bedding areas. The front of the property has an enclosed laid to lawn garden and patio area.

Some images have been digitally staged using AI to illustrate the potential layout and appearance of the property.

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# Wolsey Street, Heywood, OL10 3AU

£1,150

 3  1  1  D

- End Terraced Property
- Three Bedrooms
- Spacious Reception Room
- Three Piece Bathroom
- Fitted Kitchen
- Enclosed Rear Garden
- On Street Parking
- EPC Rating: D
- Council Tax Band: A

## Ground Floor

### Hallway

4'5 x 3'11 (1.35m x 1.19m)

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, smoke alarm, stairs to first floor and door to reception room

### Reception Room

21'3 x 16'1 (6.48m x 4.90m)

UPVC double glazed window, central heating radiator, spotlights, door to the kitchen and UPVC double glazed door to the rear.

### Kitchen

12'10 x 7'8 (3.91m x 2.34m)

UPVC double glazed window, central heating radiator, wood panelled wall and base units with laminate worktops, single open and four burner gas hob, glass splash back with extractor hood, composite one and half bowl sink with draining board and mixer tap, boiler, space for fridge, plumbed for washing machine, spotlights, part tiled elevations, under stairs storage and laminate flooring.

## First Floor

### Landing

UPVC double glazed window, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

12'2 x 10'4 (3.71m x 3.15m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

9'8 x 6'10 (2.95m x 2.08m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'6 x 5'3 (1.98m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink, panelled bath with electric feed shower over, fully tiled and laminate flooring.

## External

## Front

Enclosed laid to lawn garden and flagged patio area.

## Rear

Enclosed garden with flagged patio and bedding areas.



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