Keenans



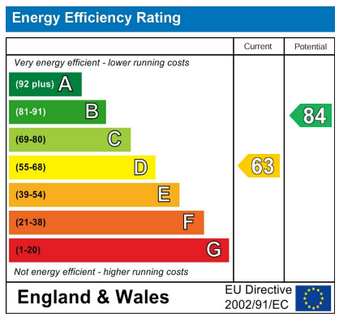

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.












# Rye Street, Heywood, OL10 4DF

## £995 Per Calendar Month

A SPACIOUS TWO BEDROOM SEMI DETACHED PROPERTY WITH OFF ROAD PARKING

This two-bedroom semi-detached property in Heywood is a must-see! The house features neutral decoration that creates a warm and inviting atmosphere. The spacious garden is perfect for outdoor activities and relaxation, and the property is immaculately presented throughout, making it move-in ready. The house boasts modern fixtures and fittings that are sure to impress, and the location is ideal for those who want to enjoy the peace of a quiet area while still being close to schools and amenities. making this an ideal location for families with children.

Comprising briefly entrance via the front door to a spacious hallway. The hallway has stairs to the first floor and a door to the reception room. The reception room is open to the dining room. The dining room has a door leading to the kitchen. The kitchen has a door to the rear. The first floor houses a landing which has doors to two double bedrooms and a three piece shower room suite. Externally, to the front there is a paved driveway and bedding areas. To the rear there is a enclosed laid to lawn garden with patio areas.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Rye Street, Heywood, OL10 4DF

## £995 Per Calendar Month

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- Tenure Freehold
- Council Tax Band A
- EPC D
- Off Road Parking With Paved Driveway
- Spacious Two Bedroom Semi Detached Property
- Ideal Home For A Couple Or Small Family With Viewing Essential
- Contemporary Fitted Kitchen And Three Piece Shower Room
- Ample Enclosed Rear Garden Space With Patio And Storage Outbuilding
- Easy Access To Major Transport Routes

## Ground Floor

### Entrance
Via a hard double glazed door to hall.

### Hall
4'6 x 3'7 (1.37m x 1.09m)

Central heating radiator, smoke alarm, wood laminate floor and door to reception room.

### Reception Room
13'10 x 11'6 (4.22m x 3.51m)

UPVC triple glazed window, central heating radiator, television point, gas fire with marble surround, open to dining room and wood effect laminate floor.

### Dining Room
17'5 x 6'6 (5.31m x 1.98m)

Two UPVC triple glazed windows, central heating radiator, door to under stairs storage, door to kitchen and wood effect laminate floor.

### Kitchen
11'3 x 6'10 (3.43m x 2.08m)

Two UPVC double glazed windows, central heating radiator, cream wood effect wall and base units, wood effect surfaces, integrated fridge freezer, composite one and a half sink and drainer with mixer tap, space for oven, extractor hood, tiled splashbacks, spotlights, tiled floor and door to rear.

## First Floor

### Landing
3'5 x 2'8 (1.04m x 0.81m)

Loft access, smoke alarm, doors to two bedrooms and bathroom.

### Bedroom One
13'8 x 9'5 (4.17m x 2.87m)

UPVC triple glazed window, central heating radiator and storage cupboard.

### Bedroom Two
10'1 x 8'8 (3.07m x 2.64m)

UPVC triple glazed window, central heating radiator and storage cupboard.

### Shower Room
6' x 5'6 (1.83m x 1.68m)

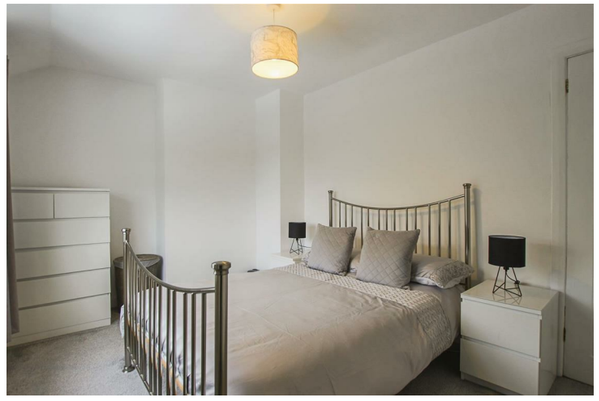
UPVC triple glazed frosted window, central heating radiator, spotlights, three piece suite, vanity top wash basin with mixer tap, dual flush WC, enclosed corner direct feed shower and wood effect lino.

## External

### Front
Paved driveway and bedding areas.

### Rear
Laid to lawn garden with patio area.







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