



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Claybank Street, Heywood, OL10 4TJ

£220,000

Beautifully Presented 3-Bedroom Semi-Detached Home with Open-Plan Living & En-Suite Master

Nestled in a sought-after residential area, this impressive three-bedroom semi-detached property offers spacious and stylish living, ideal for families and professionals alike. The property is chain free!

Upon entering, you're welcomed into a bright and airy open-plan living/dining/kitchen area—perfect for both entertaining and everyday family life. A convenient downstairs W/C adds to the practicality of this thoughtfully designed home.

Upstairs, you'll find three generously sized bedrooms, including a superb master with its own modern en-suite shower room. A contemporary family bathroom serves the remaining two bedrooms.

Outside, the property boasts a spacious rear garden—perfect for outdoor dining, children's play or simply relaxing. To the front, there's a driveway providing off-street parking, alongside a neatly maintained front garden.

This fantastic home effortlessly combines space, comfort, and convenience—early viewing is highly recommended.

Claybank Street, Heywood, OL10 4TJ
£220,000

3 2 1 B

- Tenure - Freehold
- Three Generously Sized Bedrooms
- Private Driveway
- Chain Free
- Council Tax Band - B
- En-suit
- Open Plan Living
- Spacious Garden To Rear
- Downstairs W/C
- EPC Rating - B

Lounge
15'5" x 13'1" (4.7m x 4m)

Kitchen/Diner
10'9" x 8'2" (3.3m x 2.5m)

Downstairs W/C
6'6" x 3'3" (2m x 1m)

Hallway
3'11" x 6'10" (1.2m x 2.1m)

Bedroom One
11'5" x 8'6" (3.5m x 2.6m)

Bedroom Two
8'6" x 9'10" (2.6m x 3m)

Bedroom Three
6'6" x 9'10" (2m x 3m)

Bathroom
6'6" x 5'6" (2m x 1.7m)

