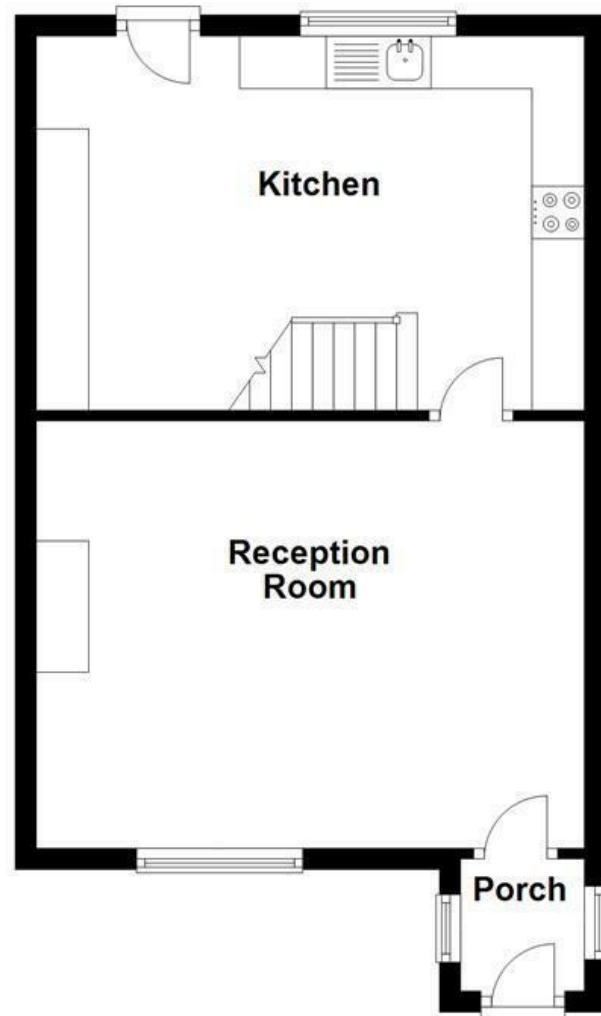
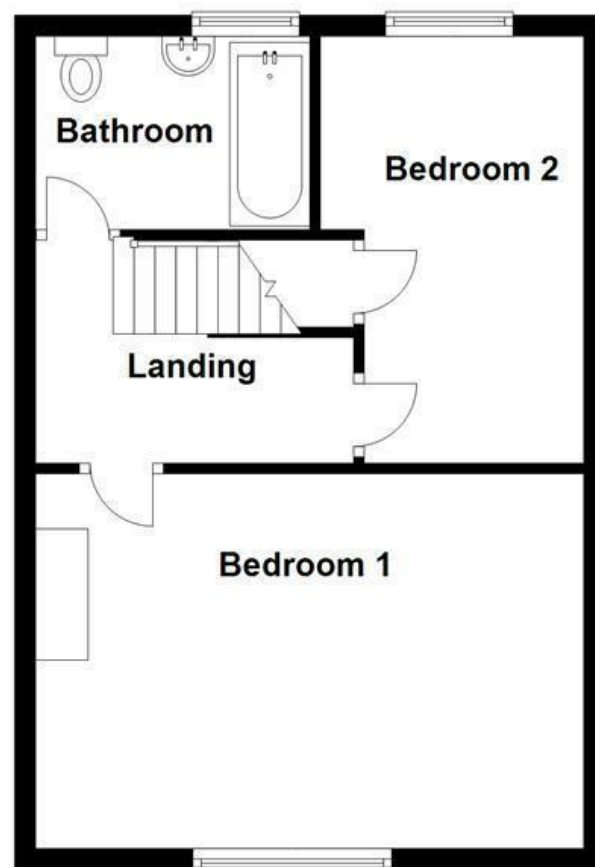


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		53	83
(92 plus) A			
(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.

Pleasant Street, Heywood, OL10 4AJ

£170,000

A BRIGHT TWO BEDROOM PROPERTY WITH VIEWING ESSENTIAL. Situated in the charming area of Pleasant Street, Heywood, this delightful mid-terrace house offers a perfect blend of comfort and character. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you enter, you are greeted by a spacious reception room that boasts exposed beams, adding a touch of rustic charm to the modern living space. The room is light and airy, creating a welcoming atmosphere for both relaxation and entertaining. Adjacent to the reception area is a fitted kitchen, which provides ample space for culinary creativity and everyday dining.

The property features a well-appointed three-piece bathroom suite, ensuring convenience and comfort for all residents. The thoughtful layout maximises space and functionality, making it easy to enjoy daily life.

One of the standout features of this home is the ample garden space, both at the front and rear of the property. This outdoor area presents a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting.

In summary, this mid-terrace house on Pleasant Street is a charming and practical choice for anyone looking to settle in Heywood. With its inviting reception room, two comfortable bedrooms, and generous garden space, it is a property that truly feels like home.

Pleasant Street, Heywood, OL10 4AJ

£170,000

 **2**  **1**  **1**  **E**

- Tenure Freehold
 - On Street Parking
 - Ideal Home For A Couple Or Small Family
- Council Tax Band A
 - Two Well Proportioned Bedrooms
 - Viewing Essential
- EPC Rating E
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Abundance Of Outdoor Space To Front And Rear Of Property

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

4'08 x 4'07 (1.42m x 1.40m)
Two UPVC double glazed windows, door to reception room.

Reception Room

14'01 x 13'05 (4.29m x 4.09m)
UPVC double glazed window, central heating radiator, television point, exposed beams, electric fire with brick surround, wood effect floor, door to the kitchen.

Kitchen

14'01 x 8'05 (4.29m x 2.57m)
UPVC double glazed window, central heating radiator, wall and base units, wood worktops, Belfast sink with mixer taps, double oven, four ring gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine, dishwasher, part tiled elevations, wood effect floor, stairs to the first floor, wood door to rear garden,

First Floor

Landing

6'00 x 5'08 (1.83m x 1.73m)
Doors to two bedrooms and bathroom.

Bedroom One

14'02 x 10'03 (4.32m x 3.12m)
UPVC double glazed window, central heating radiator.

Bedroom Two

11'5 x 7'3 (3.48m x 2.21m)
UPVC double glazed window and central heating radiator.

Bathroom

5'6 x 5'5 (1.68m x 1.65m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer taps, panel bath with mixer taps, overhead electric feed shower, part tiled elevations, laminate floor.

External

Rear

Enclosed paved garden, timber shed, gate to shared access road.

Front

Laid to lawn garden.



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