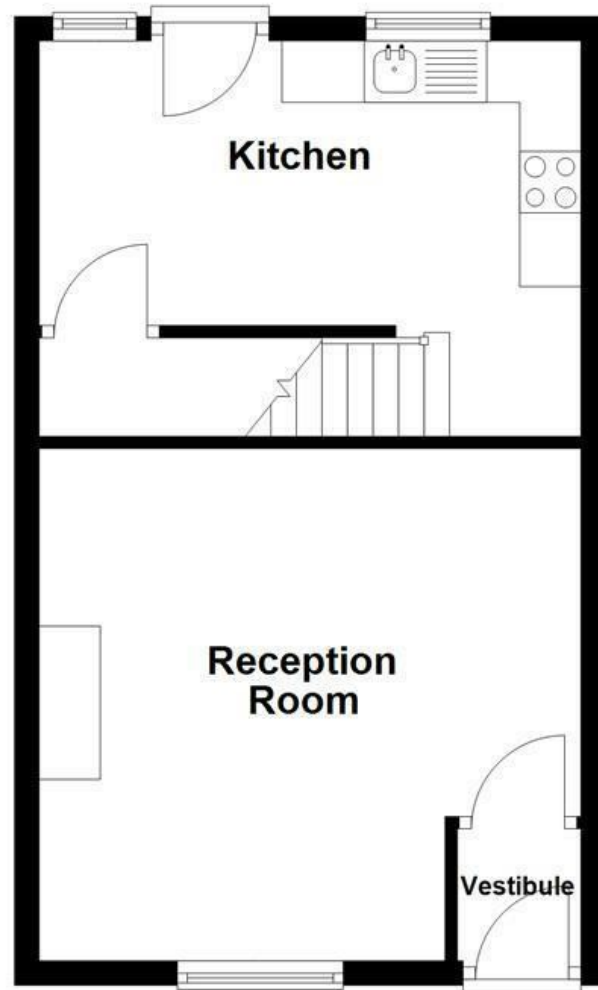
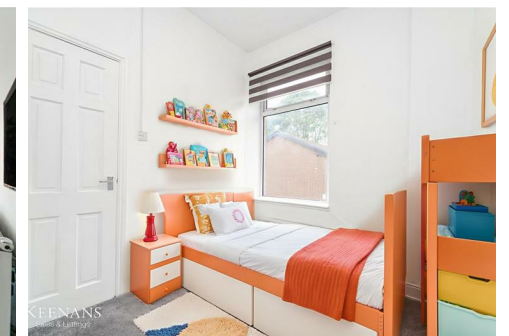
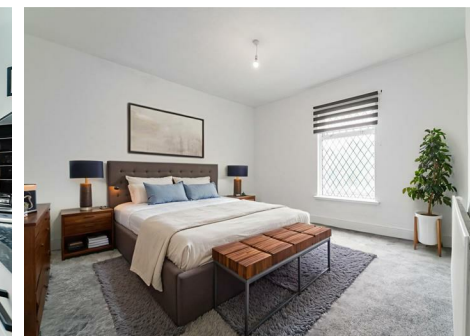
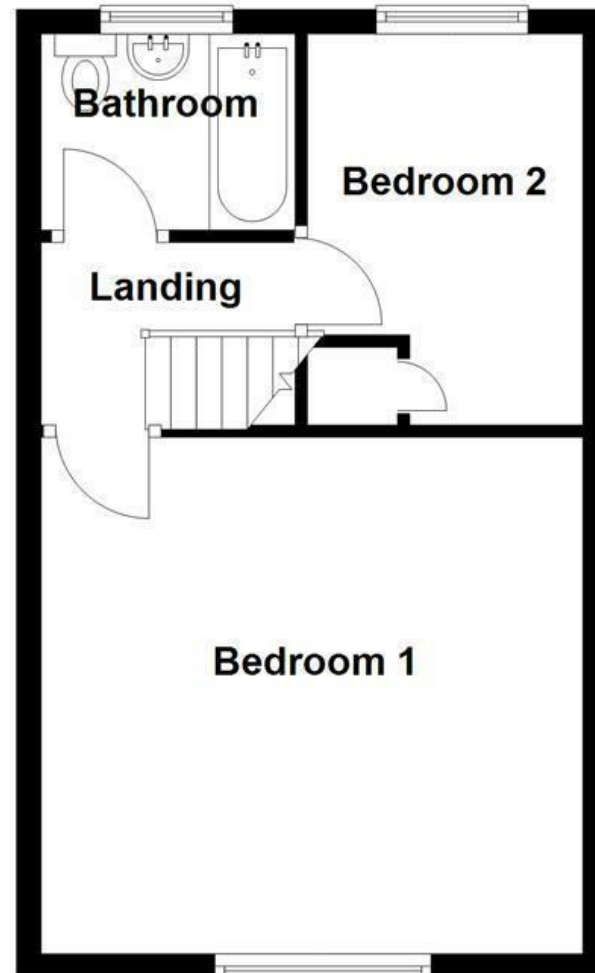


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## High Street, Heywood, OL10 3BU

### £125,000

#### IDEAL FIRST TIME HOME OR RENTAL INVESTMENT

Conveniently located on High Street in Heywood, this charming mid-terrace house presents an excellent opportunity for first-time buyers or those seeking a rental investment. The property boasts a well-designed layout, featuring one inviting reception room that serves as a perfect space for relaxation or entertaining guests.

With two comfortable bedrooms, this home is ideal for small families or professionals looking for a peaceful retreat. The dining kitchen is a delightful space, offering ample room for dining and cooking, making it the heart of the home. The property is neutrally finished throughout, allowing you to easily personalise the space to suit your taste and style.

The low-maintenance exteriors ensure that you can spend more time enjoying your new home rather than worrying about upkeep. Its convenient location means you are just a stone's throw away from local amenities, making daily life both easy and enjoyable.

Some images have been virtually staged to help you envision the property furnished, providing a glimpse into the potential this home holds. Whether you are looking to settle down or invest, this property on High Street is a wonderful choice that combines comfort, style, and practicality. Don't miss the chance to make this delightful house your new home.

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# High Street, Heywood, OL10 3BU

## £125,000

 2  1  1  D

- Mid Terraced Property
  - Contemporary Fitted Kitchen
  - On Street Parking
  - EPC Rating: D
- Two Double Bedrooms
  - Three Piece Bathroom
  - Tenure: Leasehold
- Spacious Reception Room
  - Enclosed Rear Yard
  - Council Tax Band: A

### Ground Floor

**Vestibule**  
3'11 x 3'6 (1.19m x 1.07m)

Hardwood single glazed leaded frosted entrance door and door to reception room

**Reception Room**  
14'6 x 13'9 (4.42m x 4.19m)  
UPVC double glazed leaded window, central heating radiator, coving, two feature wall lights, electric log burner effect heater and door to kitchen.

**Kitchen**  
14'8 x 8' (4.47m x 2.44m)  
Two UPVC double glazed windows, central heating radiator, wall and base units, laminate worktops, tiled splash back, integrated oven, four burner gas hob, stainless steel sink with draining board and mixer tap, enclosed boiler, plumbing for washing machine, space for fridge freezer, under stairs storage, tile effect flooring, stairs to first floor and hardwood door to rear.

### First Floor

**Landing**  
Doors to two bedrooms and bathroom.

**Bedroom One**  
14'6 x 13'11 (4.42m x 4.24m)  
UPVC double glazed leaded window and central heating radiator.

**Bedroom Two**  
10'7 x 7'7 (3.23m x 2.31m)  
UPVC double glazed window, central heating radiator and over stairs storage.

**Bathroom**  
6'10 x 5'3 (2.08m x 1.60m)  
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and electric feed shower over, PVC panel ceiling, tiled elevation and tile effect flooring.

### External

**Front**  
Slate chippings and stone path.

**Rear**  
Slate chips, paving and gated access to rear.



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