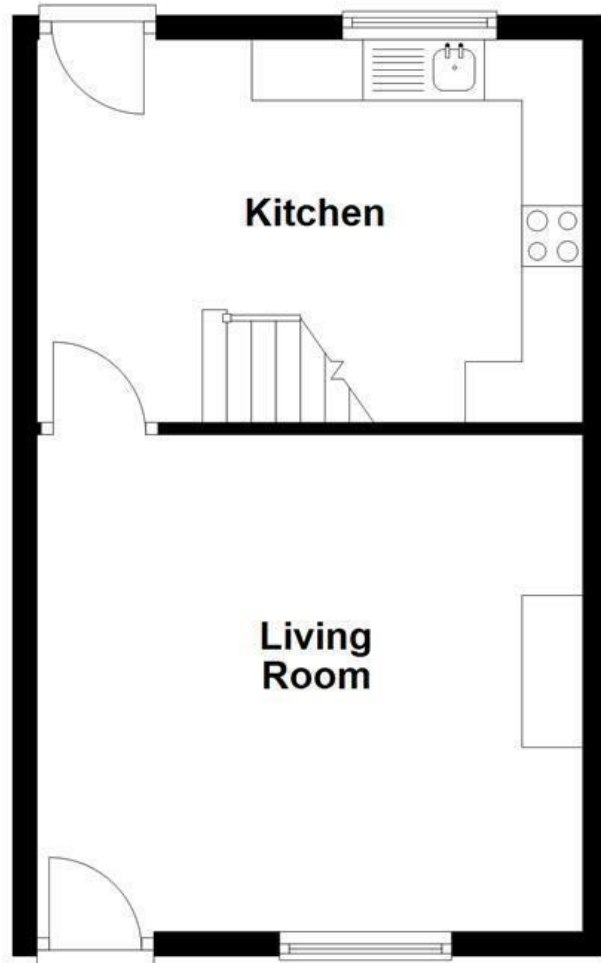
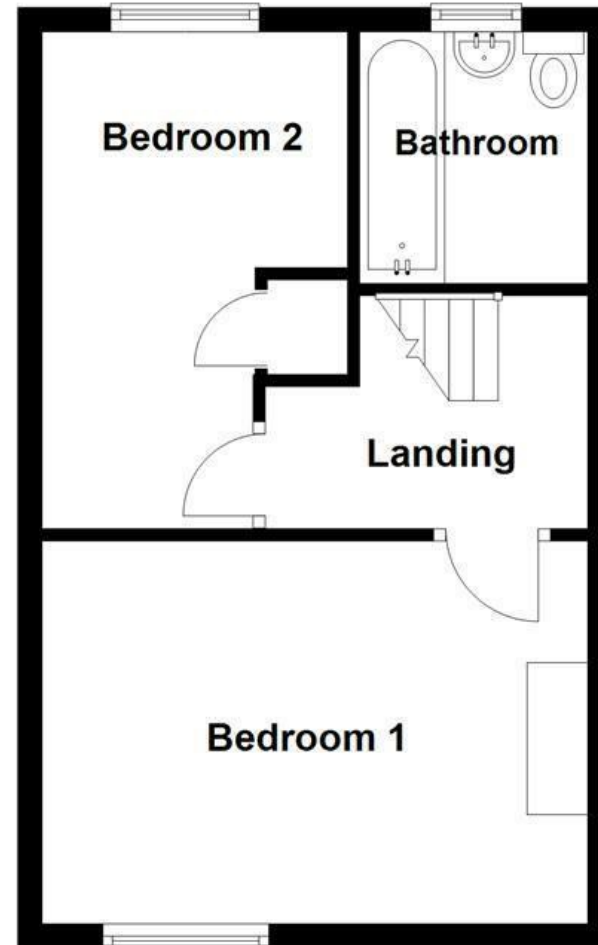


**Ground Floor**  
Approx. 355.0 sq. feet



**First Floor**  
Approx. 351.4 sq. feet



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
<b>England &amp; Wales</b>	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.

## Hampden Street, Heywood, OL10 1BP

**£140,000**

TWO BEDROOM MID-TERRACE PROPERTY IN HEYWOOD

Situated in a popular residential area of Heywood, this well-maintained two-bedroom mid-terrace property offers spacious and comfortable accommodation, making it an excellent choice for first-time buyers, young families, or investors alike.

The accommodation briefly comprises a welcoming living room, providing a comfortable space to relax and entertain, alongside a well-appointed kitchen fitted with a range of units and offering ample space for everyday dining and meal preparation.

To the first floor, the property features two generously sized bedrooms, both offering excellent proportions, together with a family bathroom serving the accommodation.

Externally, the home benefits from yards to both the front and rear, providing pleasant outdoor space for relaxation, gardening, or entertaining during the warmer months. On-street parking is available directly outside the property for added convenience.

Conveniently positioned close to local amenities, schools, transport links and Heywood town centre, this attractive home combines practicality with comfort and represents a fantastic opportunity for a wide range of purchasers. Early viewing is highly recommended.

# Hampden Street, Heywood, OL10 1BP

£140,000



- Mid Terraced Property
- Yard To The Rear
- On Street Parking
- Tenure Leasehold
- Two Bedrooms
- Perfect For First Time Buyers or Investment
- Council Tax Band
- Spacious Reception Room
- Blank Canvas Ready to Put Your Own Stamp On It
- EPC Rating

## Internal

### Ground Floor

#### Living Room

14'9 x 13'5 (4.50m x 4.09m)

#### Kitchen

14'9 x 10'4 (4.50m x 3.15m)

### First Floor

#### Landing

#### Bedroom One

14'9 x 10'2 (including fitted wardrobe)

(4.50m x 3.10m (including fitted wardrobe))

#### Bedroom Two

13'5 x 8'1 (4.09m x 2.46m)

#### Bathroom

7' x 6'3 (2.13m x 1.91m)

## External

### Front

### Rear



Tel: 01706396140

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