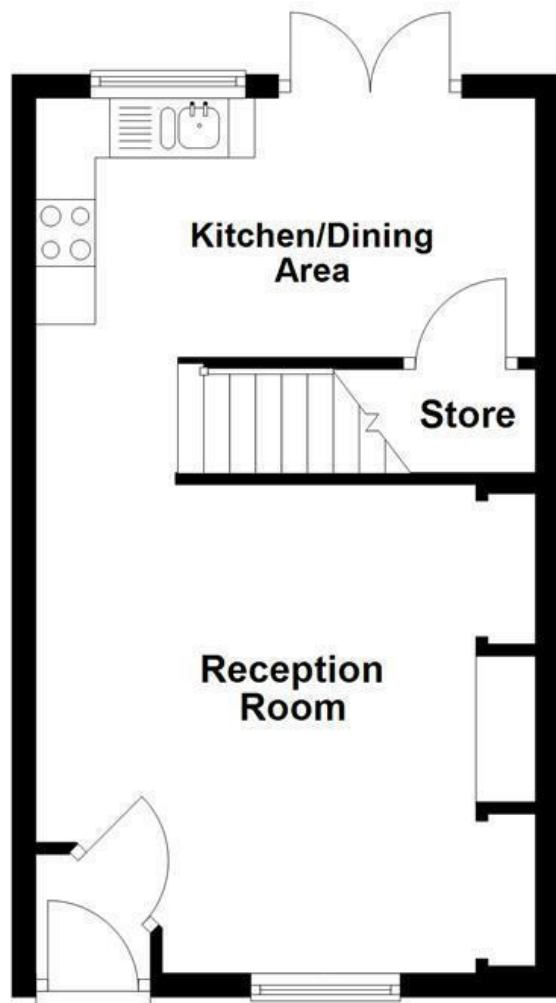
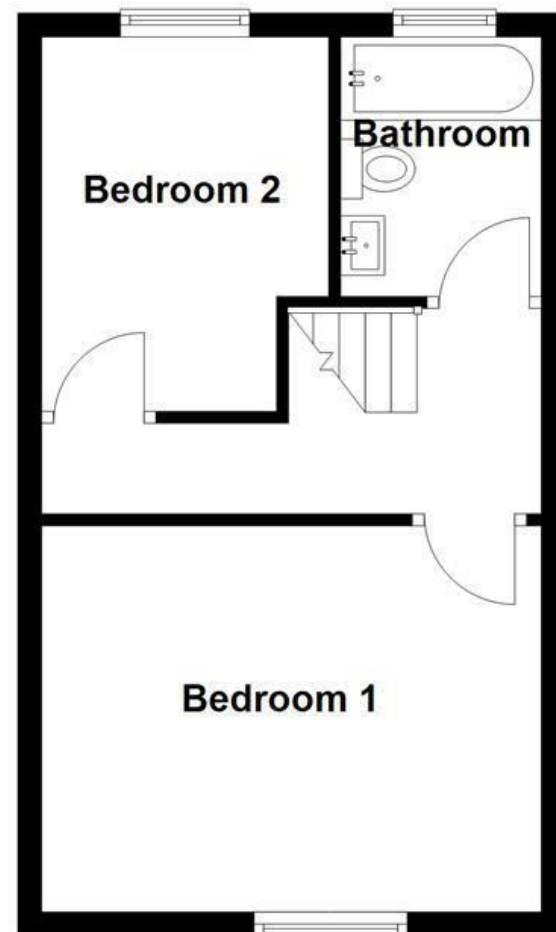


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			88
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		70	
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.

Prospect Place, Heywood, OL10 4JQ

Offers Over £160,000

AN IMMACULATE MID TERRACED PROPERTY

Having been presented and updated to the highest standard throughout with immaculate presentation, spacious rooms and stylish decoration, this exceptional two bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Heywood. Benefitting from a south facing yard to the rear, not being overlooked to the front with stunning field and countryside views and rented gardens if desired, as well as high quality fixtures and fittings, this idyllic property is the perfect home for any small family or couple ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Bury, Manchester, Rochdale and major motorway links. Flowing internally with character and charm and being a credit to the current owner, this property is the perfect home truly not to be missed!

The property comprises briefly; a welcoming entrance vestibule provides access through to a spacious reception room. The reception room boasts stunning integrated storage and shelving, beautiful feature electric fire and leads on to a contemporary fitted kitchen diner. The kitchen diner benefits from modern wall and base units, high quality integrated appliances and houses a staircase to the first floor and French doors out to the rear. The first floor comprises of doors on to two generously sized bedrooms and a modern bathroom. Externally there is a south facing yard which has been beautifully landscaped with paving, decking, artificial lawn, slate chippings and bedding areas. To the front there is a council owned garden which can be rented if desired.

For further information or to arrange a viewing please contact our Rochdale branch at your earliest convenience.

Prospect Place, Heywood, OL10 4JQ

Offers Over £160,000

 2  1  1  C

- Immaculate Mid Terrace Property
 - Modern Fitted Dining Kitchen
 - South Facing Yard to Rear
 - EPC Rating C
- Two Bedrooms
 - Move-in Ready
 - Tenure Leasehold
- Three Piece Bathroom Suite
 - Not Overlooked to Front
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'4 x 3'0 (1.02m x 0.91m)

Composite double glazed frosted Rockdoor and door to reception room.

Reception Room

13'11 x 13'7 (4.24m x 4.14m)

UPVC double glazed window, central heating radiator, coving, ceiling rose, integrated alcove storage and shelving with spotlights, electric meter cupboard, electric fire, television point, wood effect LVT flooring and open to kitchen/dining area.

Kitchen/Dining Area

14'6 x 10'5 (4.42m x 3.18m)

UPVC double glazed window, upright central heating radiator, coving, range of mixed wood effect and high gloss wall and base units with wood effect work surfaces, tiled splashback, integrated electric high rise slide and hide oven, four ring electric hob and extractor hood, Granitek one and a half bowl sink and drainer with high spout mixer tap, space for fridge freezer, plumbing for washing machine, Ideal combi boiler, coving, spotlights, gas meter cupboard, tiled flooring, understairs storage, stairs to first floor and UPVC double glazed French doors to rear.

First Floor

Landing

14'6 x 6'4 (4.42m x 1.93m)

Central heating radiator, coving, access to half board loft with insulation via pull down ladder, doors leading to two bedrooms and bathroom.

Bedroom One

13'2 x 10'8 (4.01m x 3.25m)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

10'4 x 8'9 (3.15m x 2.67m)

UPVC double glazed window, central heating radiator, coving, integrated storage and wood effect laminate flooring.

Bathroom

7'2 x 5'6 (2.18m x 1.68m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, tiled panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan, spotlights and tiled flooring.

External

Rear

South facing enclosed yard with paving, decking, artificial lawn, slate chippings and bedding areas.

Agents Notes

Hive heating.



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