



Abbey Crescent, Heywood OL10

- FREEHOLD
- HIGHLY SOUGHT AFTER AREA
 - GOOD SIZED GARDEN
- CLOSE TO TRANSPORT LINKS
 - EPC - C
- TWO BED MID TERRACED HOUSE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
 - CLOSE TO LOCAL AMENITIES
 - EXCELLENT POTENTIAL
 - COUNCIL TAX BAND - A

Asking Price £175,000

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HERE TO GET *you* THERE

Hunters are pleased to market this well presented two bedroom mid terraced home, ideally positioned on Abbey Crescent within the ever popular residential area of Heywood. Offering an excellent opportunity for first time buyers looking to take their first step onto the property ladder, this property is ready to move into and enjoys a highly convenient location close to a wide range of local amenities, reputable schools and excellent transport links.

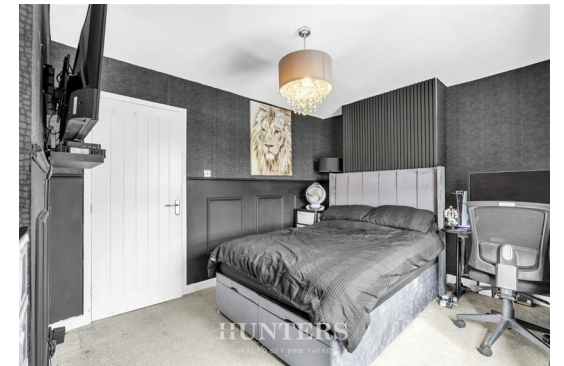
The property opens into a welcoming entrance hall, providing access through to a comfortable and well proportioned lounge positioned at the front of the home, creating a warm and inviting space. To the rear of the property is a spacious kitchen/dining room, offering an excellent setting for both cooking and entertaining. This generous area comfortably accommodates family dining and social occasions, and benefits from direct access out to the rear garden. To the first floor, the property continues to impress with two well proportioned double bedrooms. Completing the first floor is a neatly presented family bathroom, conveniently positioned off the landing.

Externally, the property benefits from on street parking to the front and a private rear garden. The garden offers a low maintenance outdoor space, perfect for relaxing, enjoying the warmer months or providing a practical area for children to play.

Abbey Crescent is located in a popular and well established residential area of Heywood, known for its great convenience and access to everyday amenities. The area offers a good range of local shops, supermarkets and services nearby, along with well regarded schools for families. Commuters benefit from strong transport links, including regular bus routes and easy access to the M62 and M66, providing straightforward connections to Manchester, Rochdale and surrounding areas. With local parks and green spaces also close by, it remains a highly sought after and well balanced location.

An early viewing is strongly advised to fully appreciate everything this superb home has to offer and it is certainly not one to be missed.

Tenure: Freehold
EPC Rating: C
Council Tax Band: A





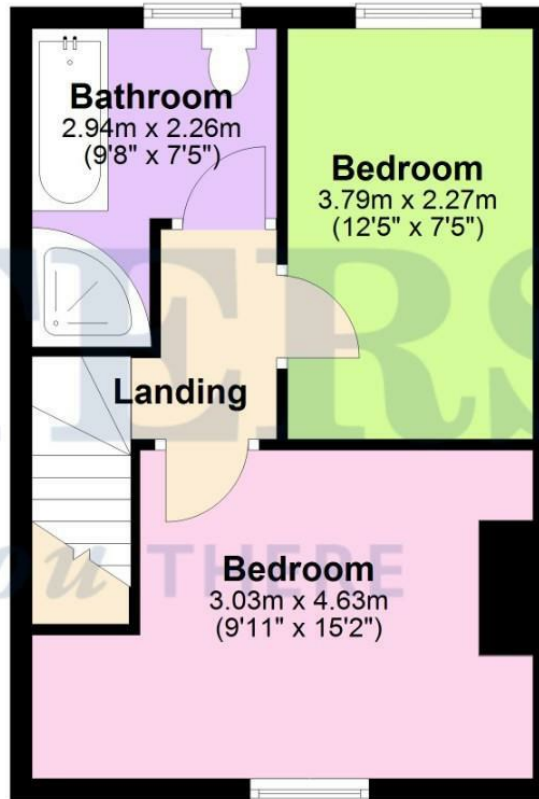
Ground Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.2 sq. feet)



Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source. Plan produced using PlanUp.

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | 69 | |
| (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 are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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