



Derby Street, Heywood OL10

- NO CHAIN
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- SPACIOUS ACCOMMODATION
- EPC RATING C
- KITCHEN EXTENSION
- IDEAL FOR FIRST TIME BUYERS
- TWO GENEROUS SIZE BEDROOMS

Offers In Excess Of £140,000

HUNTERS®
HERE TO GET *you* THERE

Hunters are delighted to market this charming well presented mid terraced house. This property is a fantastic opportunity for first time buyers, investors or anyone looking to downsize. Located in a popular area of Heywood, this property is offered with no chain, making it an attractive proposition for those looking for a quick and hassle free move.

Upon entering the property, you will be welcomed by a spacious hallway that provides access to the lounge, kitchen and dining room. The lounge is a good size and has a feature fireplace that adds character to the room. The kitchen/breakfast room extension provides ample space with velux windows to create a bright and airy room. The second reception room is currently being used as a dining room and has plenty of storage.

To the first floor, there are two generously sized bedrooms that are sure to impress, with the master boasting mirrored fitted wardrobes and the second bedroom featuring extra storage space. The family bathroom is fitted with a WC, hand wash basin and separate bath and walk in shower.

The property benefits from a well maintained front and rear garden.

Derby Street is in close proximity of Heywood Town Centre which offers an array of local shops, schools and amenities, including the motorway network.

Overall, this two-bed mid-terraced house is sure to attract interest from a wide range of buyers. Don't miss out on this fantastic opportunity - arrange a viewing today!

Tenure: Leasehold 896 years remaining

Ground Rent: £1.00 per annum

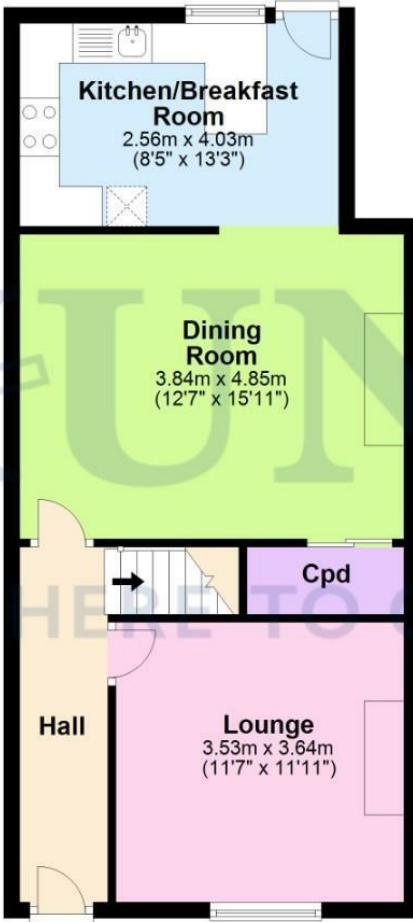
Council Tax Band: A





Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

Disclaimer - This floplan 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.

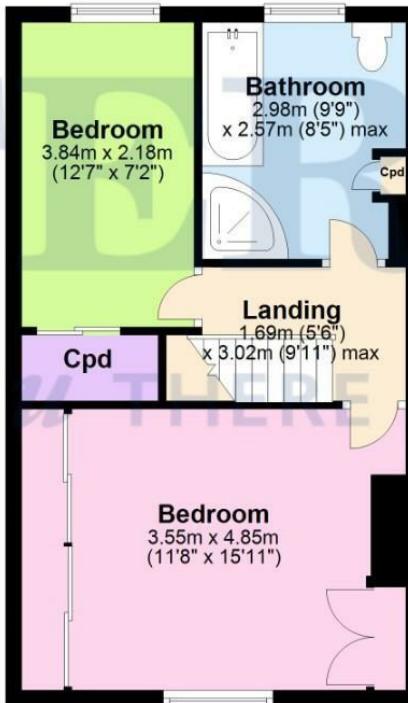
Plan produced using PlanUp.

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.

First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



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 | | 86 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (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.

58 Long Street, Middleton, Manchester, M24 6UQ

Tel: 0161 637 4083 Email:

northmanchester@hunters.com <https://www.hunters.com>