ADAMSONS BARTON KENDAL

Queens Park Road, Heywood OL10 4LQ

Offers invited in excess of £135,000



ADAMSONS BARTON KENDAL are delighted to introduce this well-presented two-bedroom mid-terraced home, ideally situated in the heart of Heywood on the ever-popular Queens Park Road.

Offering an excellent opportunity for both first-time buyers and buy-to-let investors, this attractive property is well positioned for a range of local amenities and everyday conveniences. The property is within walking distance of highly regarded local schools and the popular Queens Park, whilst excellent motorway links providing access towards Manchester, Leeds and Liverpool are just a five minute drive away. On-street parking is also available.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

Presented in great condition throughout, the accommodation briefly comprises an entrance vestibule, a comfortable lounge and a fitted kitchen benefiting from a useful under stairs pantry. To the first floor are two well-proportioned bedrooms, including a generous master bedroom, alongside a family bathroom.

Externally, the property enjoys a private rear yard, featuring a flagged patio area, a pathway leading to the rear access gate and adjoining alleyway, together with a lawned section to the right-hand side, providing a pleasant outdoor space to enjoy.

A fantastic opportunity to purchase a well-maintained home in a popular and convenient Heywood location. Early viewing is highly recommended to fully appreciate what this property has to offer.

ACCOMMODATION

Ground Floor

Lounge - 4.11 x 4.25 metres
A welcoming reception room featuring carpeted flooring, a fireplace and vertical blinds .

Kitchen - 4.10 x 3.21 metres
Fitted wooden kitchen comprising a range of wall and base units, integrated oven, hob and extractor fan, stainless steel sink and drainer, tiled splash backs and lino flooring. Breakfast bar, space for washing machine, useful under stairs pantry and access to the rear yard.

First Floor

Bedroom 1 - 4.09 x 3.27 metres
Generously sized master double bedroom with carpeted flooring.

Bedroom 2 - 2.34 x 2.35 metres
Single bedroom with carpeted flooring and views overlooking the rear garden.

Bathroom - 1.67 x 3.20 metres
Three-piece bathroom suite comprising bath with overhead shower and glass screen, wash hand basin and WC. Finished with tiled walls, lino flooring and useful built-in shelving providing additional storage.

Hallway - 4.09 x 1.81 metres
Bathroom - 1.47 x 2.14 metres


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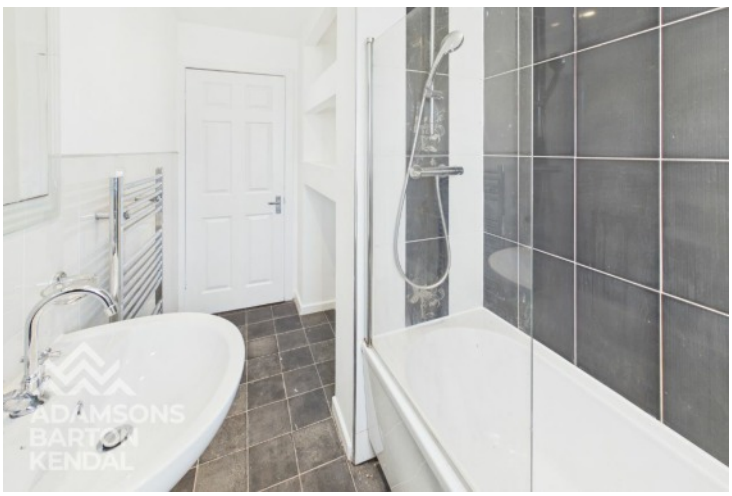

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Additional Information

Council Tax Band - A
Energy Performance Cert - TBC
Tenure - TBC

As part of making an offer, we are required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;
(ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification