

S. Kershaw & Sons

Chartered Surveyors

ESTABLISHED 1845

VALUERS & ESTATE AGENTS

**TO LET
TO LET ON AN ASSURED SHORTHOLD TENANCY**



**13 HORNBY STREET
HEYWOOD
OL10 1AA**

DESCRIPTION:

Mid-terrace dwelling house, comprising of two reception rooms, kitchen, cellar, bathroom, WC and three bedrooms. Gas central heating. Double glazing. Neutral decoration and carpets throughout. Alarmed.

SITUATED:

Within two minutes walk of Heywood centre.

48/50 Chapel Street
Manchester M3 1RJ
Telephone 0161 834 1191
Fax: 0161 831 7395

SKs

15 Hornby Street
Heywood, Lancs OL10 1AA
Telephone 01706 369141 (24hrs)
& 01706 360839
Fax: 01706 625894

ACCOMMODATION:

GROUND FLOOR

Reception 1	11'3" x 11'6" - radiator and 3 double power points.
Reception 2	15'11" x 9'5" - radiator and 3 double power points.
Kitchen	8'9" x 8'11" - modern kitchen units, stainless steel gas cooker / oven/ hob. Wooden floor, plumbing for washing machine.

CELLAR	14'3" x 11'11" - radiator and 3 double power points. Carpeted and decorated.
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FIRST FLOOR

Bathroom	7'6" x 8'6" – bath, sink and separate shower cubicle. Modern white tiles and wooden floor.
Separate WC	White 2'7" x 5'
Hallway	2 storage cupboards
Bedroom 1	12'2" x 8'10" - radiator and 3 double power points.
Bedroom 2	16'10" x 11'8" - radiator and 3 double power points.

SECOND FLOOR – ATTIC ROOM

Bedroom 3	23'3" x 15'8" - 2 radiator, 3 double power points. Skylight.
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YARD	There is a small paved yard at the rear in which this property has right of passageway only.
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SERVICES: Gas, electricity, mains water and drainage.

COUNCIL TAX: Band B

TERMS: To be let on an Assured Shorthold Tenancy (minimum period six months), subject to rental deposit of £1200.00 plus one month rent in advance of £600.00 making a total payment in advance of £1800.00 and references.

RENTAL: £600.00 per calendar month

VIEWINGS: By arrangement with our Manchester or Heywood Office.

HP772/DW/JB'
November 2008

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