



4 Haugh Lane  
Newhey | OL16 3RB

OIEO £155,000



# 4 Haugh lane

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## Overview

- Mid-Terraced House
- Two Double Bedrooms
- Spacious Lounge
- Fitted Kitchen With Appliances
- Modern Three-Piece Bathroom
- Private Rear Yard
- In The Heart Of Newhey
- Doorstep Of Local Schools
- Walking Distance To Ogden Res
- Close To Metrolink & Motorway
- Ideal For First Time Buyers



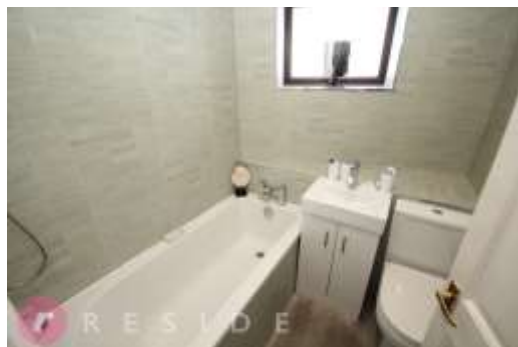
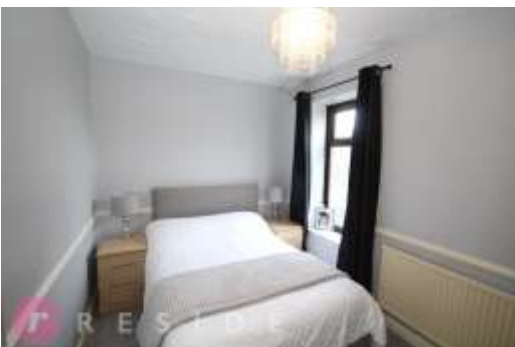
## Two Bedroom Mid-Terraced House In The Heart Of Newhey

Conveniently located within walking distance of excellent local amenities including primary schools, Metrolink and Ogden reservoir. The property also has easy access to Rochdale & Oldham town centres, Milnrow & Saddleworth villages yet only a short journey from the motorway network.



Internally, the beautiful home boasts ideal first-time buyer living accommodation briefly comprising of a lounge, fitted dining kitchen, two double bedrooms and a modern bathroom.

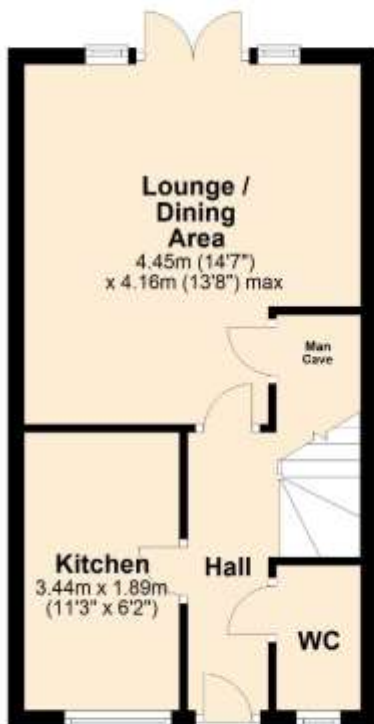
The property also benefits from having gas central heating and upvc double glazing throughout.



There is a private yard at the rear of the property.

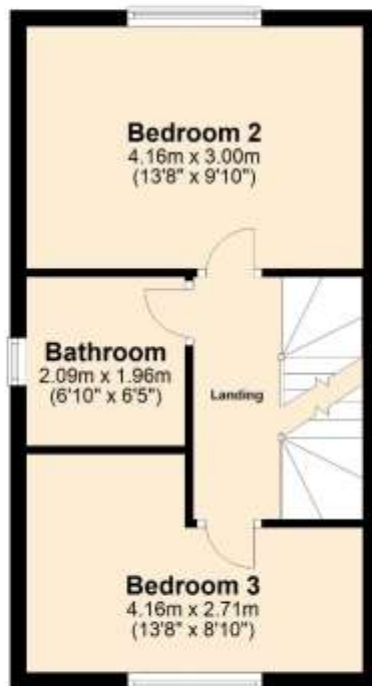
### Ground Floor

Approx. 33.2 sq. metres (357.0 sq. feet)



### First Floor

Approx. 33.3 sq. metres (358.0 sq. feet)



### Second Floor

Approx. 23.6 sq. metres (254.5 sq. feet)



Total area: approx. 90.1 sq. metres (969.5 sq. feet)

Reside Estate Agency  
Plan produced using PlanUp.

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  [rightmove](#)  [Zoopla](#)  [PrimeLocation.com](#)

"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".