

Hey Street, Rochdale OL16 2JS

OIEO £159,995

Council Tax Band A



ADAMSONS BARTON KENDAL are delighted to present for sale this well-maintained three-bedroom mid-terrace home, offering surprisingly spacious and versatile accommodation arranged over four levels—ideal for family living.

Upon entering, you're welcomed into a generous main reception room, complemented by a sizeable dining area and a rear kitchen extension. The dining room features stair access to both the upper floors and a versatile basement, suitable for a variety of uses.

The first floor hosts two double bedrooms and a modern family bathroom, with a central staircase leading to a large attic room complete with eaves storage. Outside, the property benefits from a paved rear yard and enjoys a convenient location in a sought-after area, close to a range of local amenities. Ample on street parking is available, and early viewing is strongly recommended to fully appreciate what this property has to offer.

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

Ground Floor



ADDITIONAL INFORMATION

Council Tax Band - A Energy Performance Cert - D Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

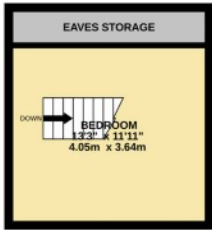
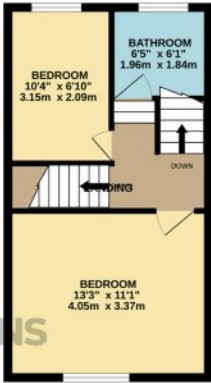
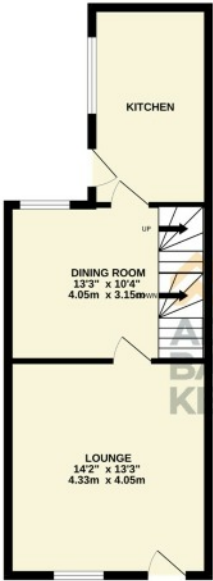
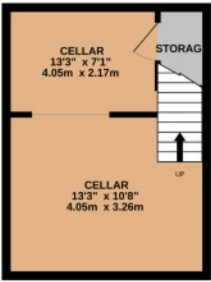


BASEMENT
236 sq ft (22.0 sq.m.) approx.

GROUND FLOOR
427 sq ft (39.7 sq.m.) approx.

1ST FLOOR
325 sq ft (30.2 sq.m.) approx.

2ND FLOOR
192 sq ft (17.8 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1180 sq.ft. (109.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

w - abkproperty.co.uk e - sales@abkproperty.co.uk

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