

**Hey Street, Rochdale OL16 2JS**

**Asking Price £190,000**



Adamsons Barton Kendal are delighted to introduce this 4-bedroom end-terrace property, located just a stone's throw from Rochdale town centre. Ideally positioned close to a variety of local amenities, the home offers convenient access to shops, restaurants, schools, and excellent public transport links, including train connections to Leeds and Liverpool city centres.

**Head Office - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA**

**Tel : (01706) 653214**

The property features two spacious and cosy reception rooms, perfect for both relaxation and entertaining. To the rear sits a modern fitted kitchen, added as an extension to provide additional space and practicality. The first floor comprises two generous double bedrooms, a further single bedroom, and a well-appointed three-piece family bathroom complete with wash basin, walk-in shower, and toilet. The attic has been thoughtfully converted into a fourth bedroom, accessed via its own private staircase and offering great flexibility of use. Additional benefits include ample on-street parking. Early viewing is highly recommended.

### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

#### **Ground Floor**

LOUNGE - 3.4 x 4.4 metres

RECEPTION ROOM 2 - 4.4 x 3.3 metres

KITCHEN - 2.3 x 3.1 metres



#### **First Floor**

LANDING

BEDROOM ONE - 3.0 x 3.6 metres

BEDROOM TWO - 2.5 x 3.0 metres

BEDROOM THREE - 1.8 x 2.9 metres

Family BATHROOM - 1.7 x 2.1 metres



#### **Second Floor**

BEDROOM FOUR - 4.3 x 4.9 metres









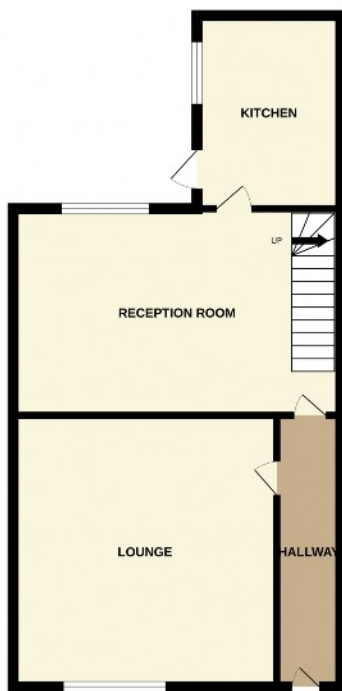
## ADDITIONAL INFORMATION

Council Tax Band - A

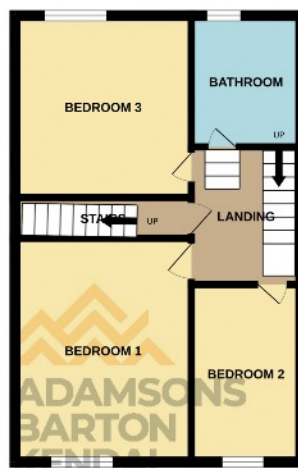
Energy Performance Cert - D61

Tenure - TBC

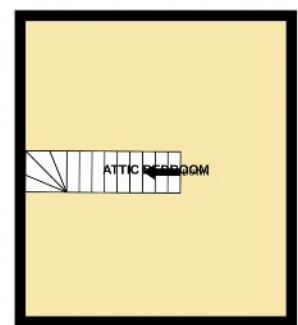
GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR  
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Energy efficiency chart

w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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