



## Newhey Road, Newhey, Rochdale, OL16 3SA

- MID STONE TERRACE PROPERTY
- LOUNGE AND KITCHEN
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- EPC RATING D
- LIGHT AND AIRY ACCOMMODATION
- TWO BEDROOMS AND BATHROOM
- CONVENIENT FOR LOCAL TRANSPORT LINKS AND AMENITIES
- COUNCIL TAX BAND A
- LEASEHOLD

**£147,000**





# Newhey Road, Newhey, Rochdale, OL16 3SA

## DESCRIPTION

Hunters Estate Agents are delighted to offer to the market this well presented, charming stone mid-terrace property located within a sought-after location. The light and airy accommodation briefly comprises a lounge, kitchen, two bedrooms, and a bathroom. The rear boasts a pretty garden, perfect for relaxation. Ideal for first-time buyers, downsizers, and investors, the property is within walking distance of Milnrow and Newhey tram stations, excellent schools, and village amenities. With easy access to the M62 for commuters and scenic walks like Ogden Reservoir nearby for those who like to be out and about exploring the beautiful surrounding countryside. A viewing is highly recommended!



### Lounge

15'0" x 13'10"

A warm and inviting space filled with natural light, featuring a laminate floor, a charming feature fire surround with a gas fire creating a lovely focal point, a front-facing window, and stairs to the first floor. Doorway to the kitchen.

### Kitchen

6'10" x 13'10"

Featuring white gloss base and eye-level units, a built-in oven with a gas hob, and space for additional appliances. A window and door provide natural light and access to the rear garden.

### Cellar

Accessed via the door in the kitchen.

### Landing

### Bedroom 1

15'1" max x 13'10" max

A spacious, bright, and airy double bedroom with a front-aspect window, allowing plenty of natural light and ample space for furniture.

### Bedroom 2

6'9" x 8'1"

Tastefully decorated, this room is ideal as a child's bedroom, offering a cozy and inviting space. A window looks out over the rear garden.

### Bathroom

6'9" x 5'4"

A modern three-piece white suite featuring a low-level WC, a built-in wash hand basin with storage, and a bath with a shower over. Complete with tiled walls and a heated towel rail.

### External

A stone-paved garden with decorative borders, offering a private and low-maintenance outdoor space. On street parking is available to the rear of the property, on Beech Street.

### Material Information - Littleborough

Tenure Type; LEASEHOLD

Leasehold Years remaining on lease; 833

Leasehold Ground Rent Amount: £10.00

Council Tax Banding; ROCHDALE COUNCIL BAND A

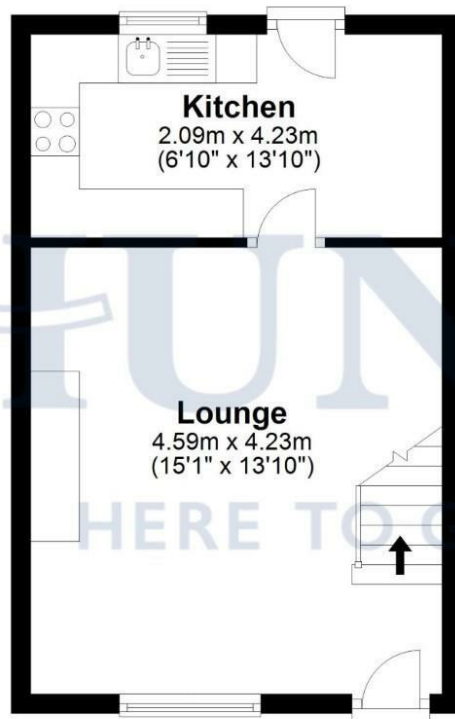






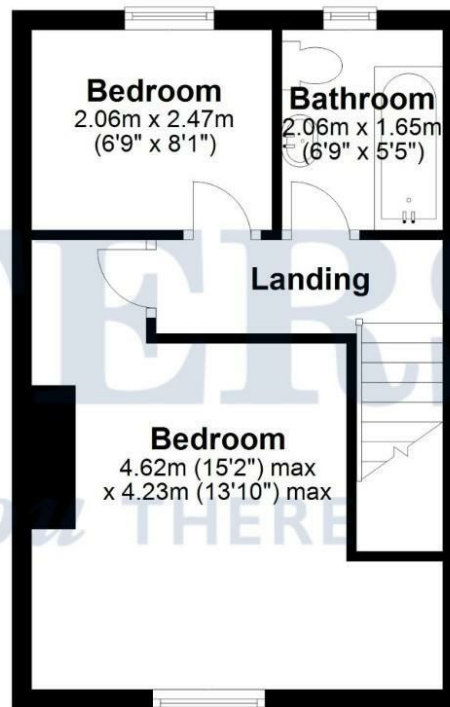
## Ground Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



**Total area: approx. 57.3 sq. metres (617.3 sq. feet)**

Disclaimer: This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.

Created by EveryCloud Photography on behalf of Hunters Littleborough  
Plan produced using PlanUp.

### Viewings

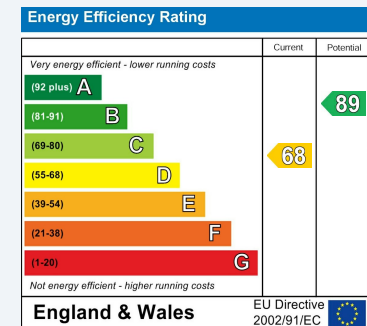
Please contact [littleborough@hunters.com](mailto:littleborough@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.