

HUNTERS®

HERE TO GET *you* THERE



Newhey Road

Newhey, Rochdale, OL16 3SA

£235,000

- SPACIOUS END CHARACTER VILLA
- THREE BEDROOMS
- GARDENS TO THREE SIDES
- FREEHOLD
- COUNCIL TAX BAND B



- STYLISH KITCHEN WITH ISLAND
- LIGHT AND AIRY THROUGHOUT
- CONVENIENT LOCATION TO LOCAL VILLAGE AMENITIES AND TRANSPORT LINKS
- EPC RATING D

Tel: 01706 390 500

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A beautifully presented end character villa, tastefully presented throughout and ideally located within Newhey village. Convenient for excellent motorway links, less than half a mile from the nearest metro link and on the door step to some truly wonderful countryside walks, including a short drive away to Ogden Reservoir.

This charming home offers spacious and well-appointed accommodation, with quality fixtures and fittings throughout along with Stylish Amtico flooring to the downstairs accommodation. Internally this home briefly comprises an inviting entrance hall, a comfortable light and airy lounge, stylish kitchen, useful store utility room, three bedrooms, and a modern family bathroom. The property benefits from gas central heating and double glazing throughout. Externally, there is a well-maintained garden to three sides, front, side and rear offering plenty of space to sit out and enjoy in those warmer months. Parking can be found to the rear of the property on the lane behind the properties. An early viewing is highly recommended to appreciate all this wonderful home has to offer.

Entrance Hall

A warm and welcoming entrance hall boasting elegant coving, quality Amtico flooring and a staircase rising to the first floor, and internal doors leading to both the lounge and kitchen, setting the tone for the character and charm found throughout the home.

Lounge

13'10" max x 11'8" (4.24 max x 3.58)

A bright and spacious lounge enhanced by a large front-facing bay window that floods the room with natural light, with quality Amtico flooring. High ceilings, decorative coving and a feature fire place with surround adds a sense of character, creating a perfect space for relaxing or entertaining.

Dining Kitchen

14'5" x 12'5" (4.41 x 3.80)

A stylish and contemporary kitchen, beautifully designed with a range of high-quality integrated appliances including a dishwasher, Neff fridge & freezer, Neff combination micro oven, Neff warming drawer, and a Neff six-ring gas hob. A double Belfast sink with mixer tap and a central island with seating offers a sociable space for dining or entertaining, while French doors brings in natural light and opens out onto the garden. Quality Amtico flooring complements the room perfectly.

Utility/ store room

9'1" x 9'0" (2.77 x 2.75)

A versatile store room, formerly the original kitchen, offering excellent potential to be transformed into a utility room or additional functional space to suit individual needs. With access to the Cellar through the cupboard door.

Cellar

Accessed via the cupboard door in the utility area.

Landing

Bedroom 1

12'10" x 10'0" max (3.92 x 3.07 max)

A generously sized double bedroom featuring fitted wardrobes with sleek sliding doors, offering ample storage space. A front-facing window provides plenty of natural light, creating a bright and comfortable atmosphere.

Bedroom 2

13'2" max x 10'0" (4.03 max x 3.07)

A well-proportioned double bedroom with a rear aspect window, offering a peaceful outlook. Includes a built-in cupboard for convenient storage.

Bedroom 3

9'10" x 6'2" (3.00 x 1.90)

A bright single bedroom with a front-facing window, ideal as a child's room, home office, or guest space.

Bathroom

4'1" x 9'9" (1.25 x 2.99)

A modern bathroom fitted with a sleek white three-piece suite comprising of a WC, pedestal wash hand basin and a bath with a shower over, complemented by a rear-facing window that provides natural light and ventilation. Stylishly finished for a fresh, contemporary feel.

External

Externally, the property boasts well-maintained gardens to the front, side, and rear, offering ample outdoor space to relax or entertain during the warmer months. To the rear, off-road parking is conveniently located on the lane behind the property, providing easy access and practicality.

Material Information - Littleborough

Tenure Type; FREEHOLD

Council Tax Banding; ROCHDALE COUNCIL
BAND B

Floorplan

Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 84.5 sq. metres (909.6 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.

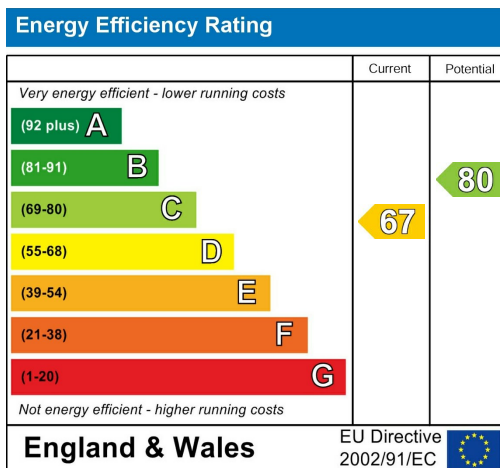
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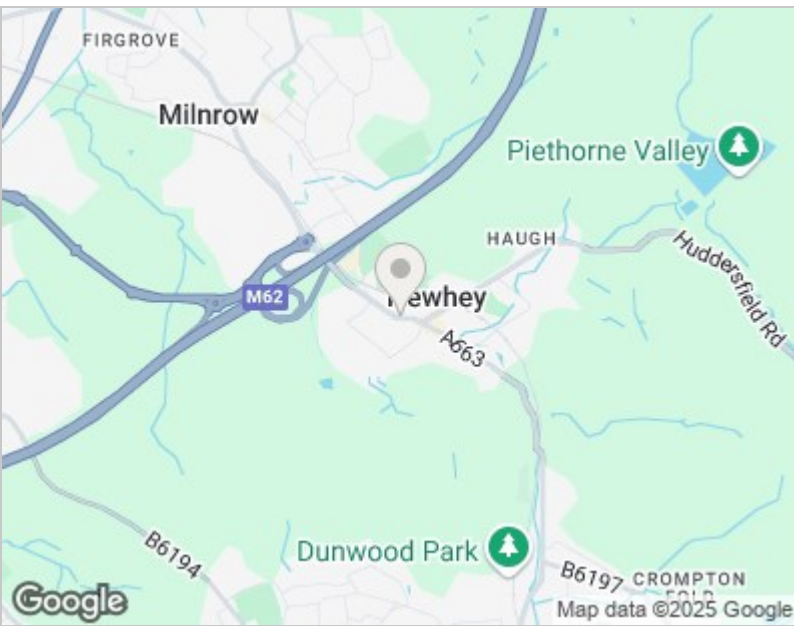
Energy Efficiency Graph



Viewing

Please contact our Hunters Littleborough Office on 01706 390 500 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

85 Church Street, Littleborough, OL15 8AB
Tel: 01706 390 500 Email: littleborough@hunters.com
<https://www.hunters.com>

