

Railway Street

Newhey, Rochdale OL16 3RN

Offers invited in the region of £260,000



ADAMSONS BARTON KENDAL are delighted to introduce this immaculately presented three-bedroom semi-detached property in the heart of Newhey Village. The property has undergone full renovations by the current owners and is beautifully finished in a modern style throughout. To the front, there is a very large driveway providing off road parking for four to five cars, along with wonderful open views.

Viewing Strongly Recommended

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk**

Internally, the property boasts a spacious lounge and a modern fitted kitchen/diner with patio doors leading out to the beautifully landscaped rear garden. The kitchen is equipped with high-quality fitted Neff appliances, including a double oven, grill, extractor fan and hob, as well as a Bosch dishwasher and washing machine.

Upstairs features a stylish family bathroom with a ceiling-mounted shower over the bath, a contemporary vanity sink unit with LED lighting, and a WC. There are two generously sized double bedrooms, both with fitted wardrobes, along with a further single bedroom benefiting from fitted storage.

To the rear, the garden has been thoughtfully landscaped for low maintenance, featuring artificial grass and a decking area—perfect for outdoor seating and enjoying sunny days. This property is ideal for families looking to stay local and move into a turnkey home. It is conveniently situated close to highly regarded schools and within a short walk of Newhey Village, with excellent access to motorway links including the M62.

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

HALLWAY - 1.13 x 1.00 metres

LOUNGE - 3.62 x 4.14 metres

KITCHEN - 2.68 x 5.33 metres

First Floor

LANDING - 1.88 x 2.15 metres

BEDROOM ONE - 3.60 x 3.07 metres

BEDROOM TWO - 2.74 x 2.93 metres

BEDROOM THREE - 2.58 x 2.16 metres

BATHROOM - 1.73 x 2.18 metres

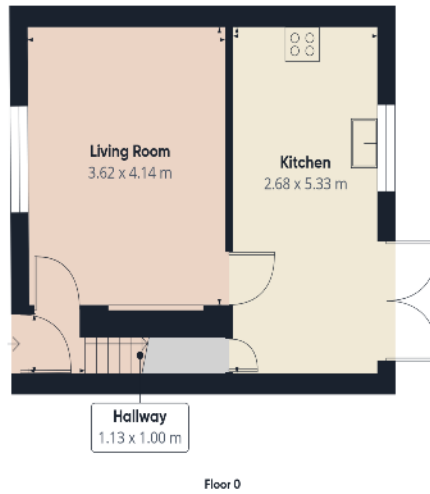






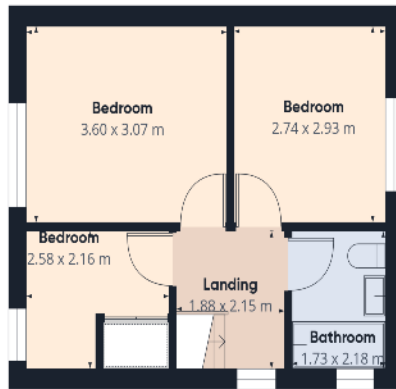
Additional Information

Council Tax Band - A
 Energy Performance Cert - C72
 Tenure - TBC



Floor 0

Approximate total area^(*)
 64.6 m²



Floor 1

(*) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 Energy eff.
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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