

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
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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

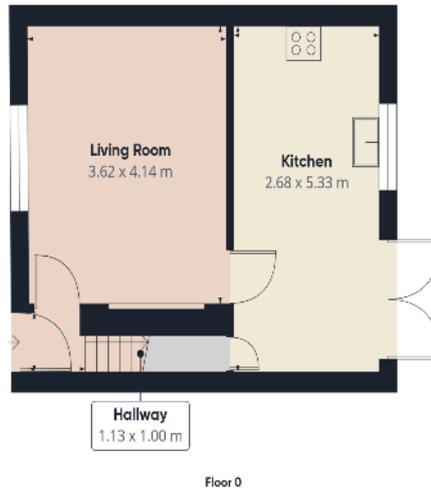






Additional Information

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



Approximate total area^(*)
64.6 m²



(*) 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.

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