

Huddersfield Road, Newhey OL16 3TA

Offers invited in the region of £160,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this fantastic stone-fronted garden terrace, occupying a sought-after and rarely available position close to the beautiful Piethorne Valley in Newhey. The property is offered for sale with a long standing Sitting Tenant, occupying the property on a shorthold tenancy agreement, with a passing rent of 715 per calendar month.

Viewing Strongly Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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The accommodation briefly comprises an entrance vestibule leading into a good-sized living room with open fireplace. To the rear is a kitchen with a range of wall and base units and there is a rear porch. To the first floor are two well-proportioned bedrooms, both enjoying attractive outlooks, along with a bathroom.

Externally, the property is garden-fronted with a rear garden, which is used for parking, accessed off the side drive.

Situated towards the top of Huddersfield Road in a row of just five properties, this highly desirable location offers easy access to the tranquil scenery of Piethorne Valley, nearby Denshaw and Saddleworth villages, the Metrolink station, and the amenities of Newhey village.

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

Entrance Vestibule

Lounge -4.6 metres (max) x 4.2 metres - open fireplace

Kitchen -3.6 x 3.6 metres - single drainer stainless steel sink unit range of wall and base units, storage area under the stairs

Porch - 3.0 x 1.0 metres

First Floor

Landing

Bedroom 1 - 4.6 x 4.2 – a spacious double bedroom enjoying stunning views to the front of the property.

Bedroom 2 - 3.8 x 2.6 metres - built in cupboard, wonderful outlook to the rear.

Bathroom - 2.2 x 1.8 metres reduced to 0.9 metres - Panelled bath, Low level w/c, wash hand basin

External

Raised garden area to the front and a rear garden, utilised for parking with access to the side of the property



Additional Information

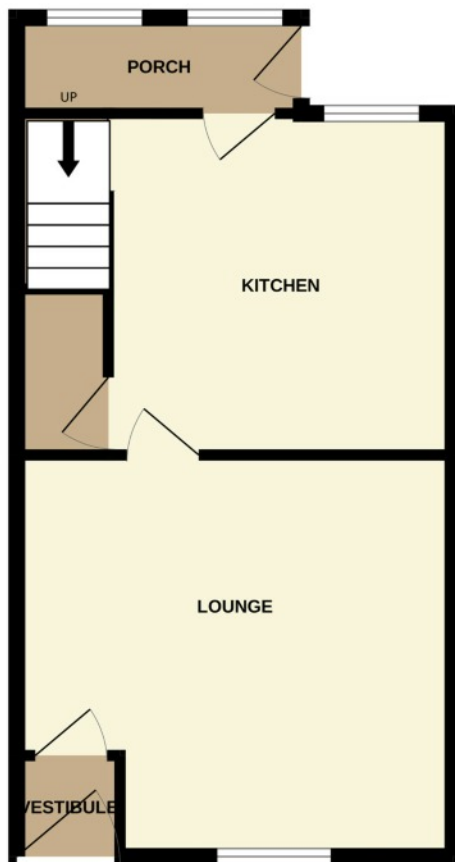
Council Tax Band - A
 Energy Performance Cert - E
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

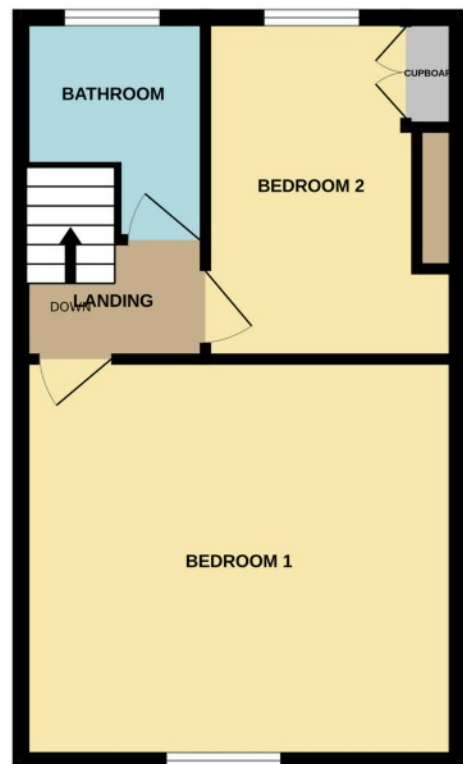
Energy efficiency chart

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

GROUND FLOOR
 424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
 391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.8 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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