

85 & 87 Newhey Road | Milnrow OL16 3PS



## FORMERLY TWO PROPERTIES CONVERTED INTO ONE SPACIOUS 2 BEDROOMED END TERRACED COTTAGE WITH SUPERB POTENTIAL



The subject property provides unique and well presented accommodation, in a popular residential area with good links to Manchester, Leeds and beyond via the M62 motorway network. The property benefits from a gas fired central heating system and double glazed windows, and oozes charm and character throughout, with character beamed ceilings and central chimney breast separating the lounge and dining area.

**VIEWING STRONGLY RECOMMENDED**  
**VACANT POSSESSION AVAILABLE - NO CHAIN**

**OFFERS INVITED IN THE REGION OF £79,500**

To view this property contact:

122 Yorkshire Street - Rochdale - OL16 1LA. T:01706 65 32 14. [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) - [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)



### *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

#### *LOUNGE - 3.9 x 2.8 metres (12'9" x 9'2")*

A well presented reception room with spindle staircase to first floor, character beamed ceiling, central chimney breast, open to:

#### *DINING AREA - 3.8 x 3.5 metres reducing to 1.3 metres (12'5" x 11'5" reducing to 4'3")*

Character beamed ceiling, central chimney breast, dado rail

#### *KITCHEN - 3.9 x 2.7 metres (12'9" x 8'10")*

1½ bowl stainless steel sink unit, range of wall and base units with complementary work surfaces, built in oven, hob and extractor hood, integrated fridge and freezer, part tiled walls, door to rear yard area





### First Floor

#### *LANDING*

*BEDROOM ONE - 3.9 x 2.7 metres (12'9" x 8'10")*

*BEDROOM TWO - 3.8 x 2.6 metres (12'5" x 8'6") (average)*  
A dual aspect second bedroom

*BATHROOM - 3.0 x 3.1 metres (9'10" x 10'2") (maximum)*  
Panelled bath, shower cubicle, low level wc, wash hand basin, part tiled walls

### Externally

There is a small rear yard.



## COUNCIL TAX BAND

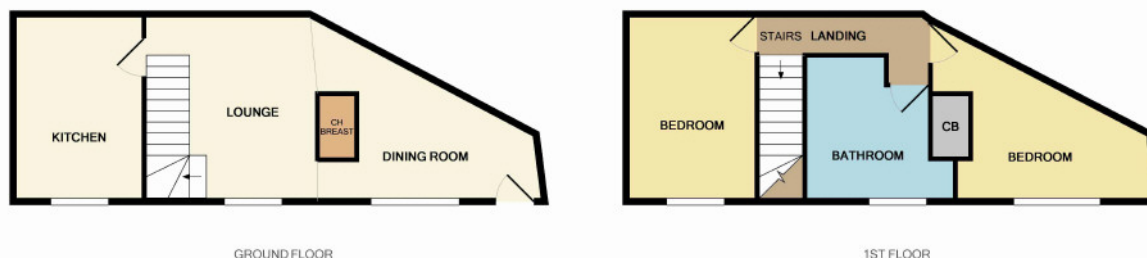
We understand the property is in Council Tax Band A.

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

The subject property is situated in a popular residential area, conveniently positioned for access to all the usual local amenities in Milnrow Village.

Proceed out of Milnrow from our office on Dale Street towards Newhey and this runs into Newhey Road, where you will find the property on the left hand side, on the corner of Royds Street, visible by our prominent agency board.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2011



W: [www.barton-kendal.co.uk](http://www.barton-kendal.co.uk) E: [sales@barton-kendal.co.uk](mailto:sales@barton-kendal.co.uk)

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 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 1<sup>st</sup> 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

# Energy Performance Certificate



85, Newhey Road,  
Milnrow,  
ROCHDALE, OL16 3PS

Dwelling type: End-terrace house  
Date of assessment: 03 April 2009  
Date of certificate: 03 April 2009  
Reference number: 8608-8176-9020-7106-6413  
Total floor area: 80 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	51	53	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
			45
			46
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	400 kWh/m <sup>2</sup> per year	392 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	5.2 tonnes per year
Lighting	£76 per year	£38 per year
Heating	£748 per year	£756 per year
Hot water	£89 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)