

A PROMINENT, IMMACULATELY PRESENTED 3 BED TERRACED HOUSE ENJOYING QUALITY FIXTURES AND FITTINGS AND STUNNING PANORAMIC VIEWS



This wonderful, elevated, 3 bedroomed terraced house is situated in a superb position, enjoying wonderful views over open countryside to the front of the property and is conveniently positioned for all the usual amenities in Milnrow and Newhey Villages. The property is immaculately presented internally, having recently been renovated and modernised and benefits from a gas fired central heating system, double glazed windows, a wonderful fitted kitchen and modern bathroom suite. The property is offered for sale with vacant possession and early viewing comes highly recommended.

**VIEWING STRONGLY RECOMMENDED TO APPRECIATE THE  
EXTENT AND CALIBRE OF THE ACCOMMODATION ON  
OFFERS INVITED IN THE REGION OF £99,950**

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**

#### **ENTRANCE VESTIBULE**

#### **Front LOUNGE - 4.5 x 3.2 metres (14'9" x 10'6")**

A wonderful, spacious main reception room with feature brick fireplace set within the chimney breast recess with coal effect burning stove, covings to ceiling, stunning views to the front of the property

#### **Rear KITCHEN/DINER - 3.9 x 3.6 metres (12'9" x 11'9")**

A recently installed modern fitted kitchen comprising 1 ½ bowl stainless steel sink unit, range of quality wall and base units with complimentary work surfaces, built in oven, hob and extractor hood with integrated fridge and freezer, part tiled walls, storage cupboard under stairs, stable style door to rear garden area





## First Floor

### LANDING

#### **MASTER BEDROOM - 4.3 x 2.4 metres (14'1" x 7'10")**

A well presented main bedroom enjoying spectacular views to the front of the property

#### **BEDROOM TWO - 4.0 x 2.1 metres (13'1" x 6'10")**

A second double bedroom with a pleasant wooded aspect to the rear

#### **BEDROOM THREE - 3.4 x 2.1 metres (11'1" x 6'10")**

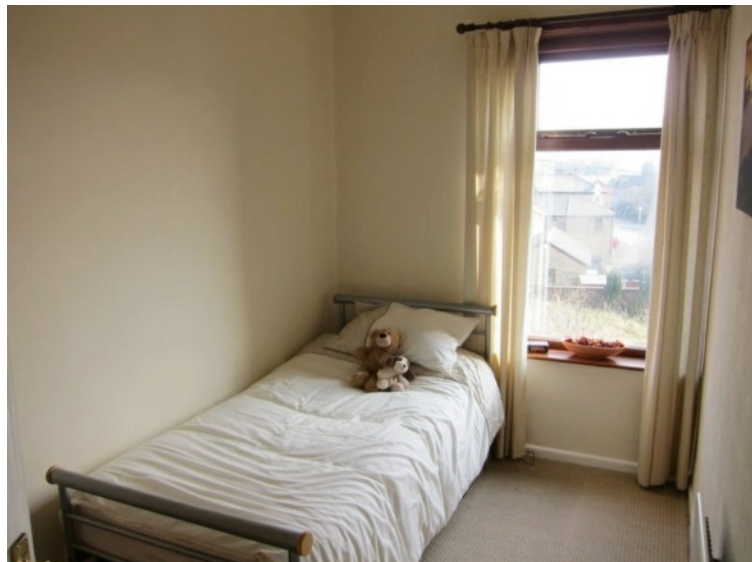
A spacious third bedroom with wonderful views to the front of the property

#### **BATHROOM - 2.6 x 2.3 metres (maximum) (8'6" x 7'6")**

Panelled bath with shower above, pedestal wash hand basin, low level wc - stunning matching suite in white, tiled walls and floor, spot lit ceiling

## Externally

There is a small forecourt area to the front, enjoying the stunning panoramic views and to the rear there is a paved yard.



## COUNCIL TAX BAND

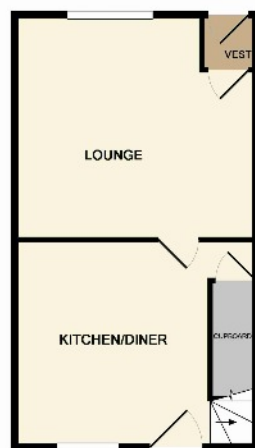
We understand the property is in Council Tax Band A

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### SITUATION

The subject property is situated in a wonderful location, on the edge of Newhey Village with countryside walks on your doorstep and with all the usual local amenities, including shops, schools, public transport and entertainment facilities etc. available nearby.

Proceed from our Milnrow Office on Dale Street along Newhey Road, turning left at the junction and immediately left into Garden Street before Huddersfield Road. Take the first right hand turning into Broomfield Terrace where you will find the property, up the steps on the left hand side, in a wonderful prominent position and visible by our agency board.



GROUND FLOOR



1ST FLOOR

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 misstatement. 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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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



5, Broomfield Terrace Newhey ROCHDALE OL16 3SE

Dwelling type: Mid-terrace house

Reference number: 8502-0879-9929-5406-6323

Date of assessment: 03 July 2012

Type of assessment: RdSAP, existing dwelling

Date of certificate: 04 July 2012

Total floor area: 75 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

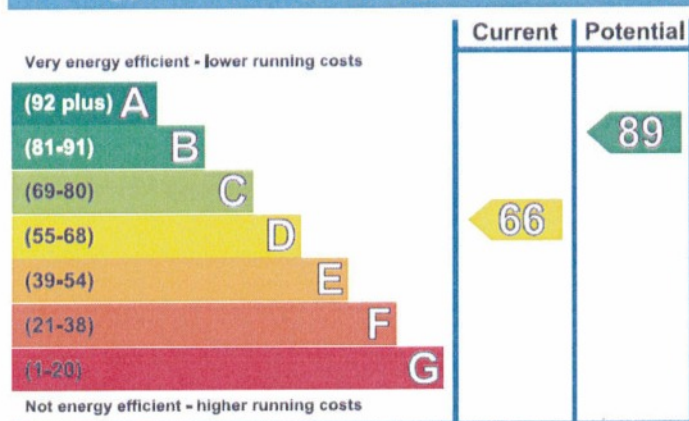
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£2,025</b>
<b>Over 3 years you could save</b>	<b>£690</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£243 over 3 years	£129 over 3 years	
Heating	£1,500 over 3 years	£1,026 over 3 years	
Hot Water	£282 over 3 years	£180 over 3 years	
<b>Totals</b>	<b>£2,025</b>	<b>£1,335</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£75	✓
2 Cavity wall insulation	£500 - £1,500	£225	✓
3 Floor insulation	£800 - £1,200	£66	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.