



48

Shaw Road  
Newhey Rochdale OL16 4LT

£75,000

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# 48 Shaw Road

Newhey Rochdale

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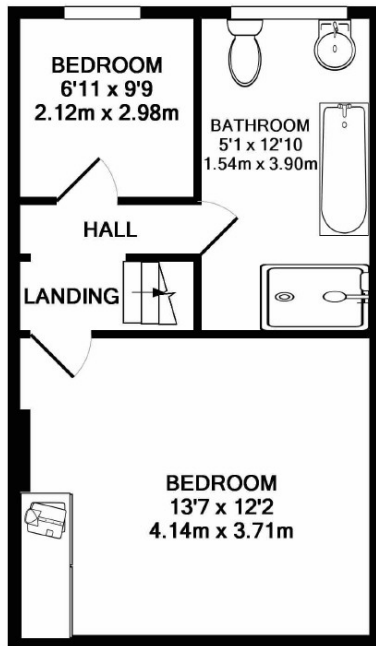
- MID TERRCED HOUSE
- 2 BEDROOMS
- PRIME LOCATION
- IDEAL INVESTMENT OPPORTUNITY
- CENTRAL TO NEWHEY VILLAGE



MID TERRACED HOUSE with 2 BEDROOMS situated in a PROMINANT MAIN ROAD LOCATION within Newhey Village close to all local amenities including the TRAM NETWORK and on a bus route to both Rochdale and Oldham Centres. The property would be ideally suited to a FIRST TIME BUYER or an INVESTOR seeking an ideal opportunity.

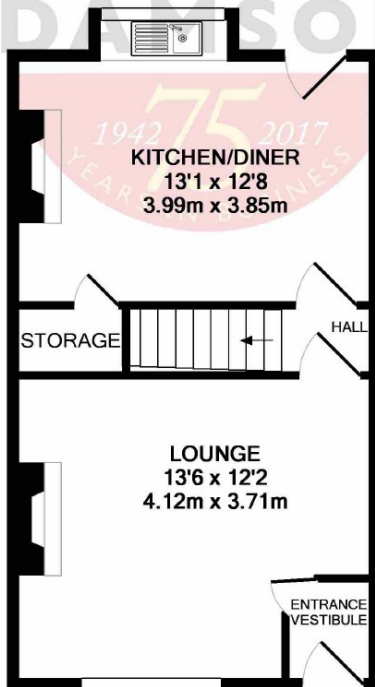
The ACCOMMDATION COMPRISES an entrance vestibule leading to the LOUNGE with fitted gas fire. Inner hallway with staircase leading to first floor give access to the DINING KITCHEN with fitted gas fire, single drainer sink unit, fitted wall and base units, understairs storage. At the FIRST FLOOR there is a landing giving access to 2 BEDROOMS and a BATHROOM/W.C COMBINED with a 3 piece suite, shower cubicle and part tiled walls. OUTSIDE the property is pavement fronted with a private paved yard to the rear.

We understand that the property is LEASEHOLD and subject to a ground rent of approx. £2.50 per annum (to be confirmed by solicitors) The property is heated via a combination of gas fires and electric storage heaters. Mains water and drainage are connected. COUNCIL TAX BAND 'A'. EPC RATING 'E'



1ST FLOOR

ADAMSONS



GROUND 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 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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