



## 135 Rose Hill Road, Ashton-Under-Lyne, OL6 8HR

**£995**

A Wilson Estates are delighted to offer to let this two bedroom mid terrace on Rose Hill Road in Ashton. Offering spacious accommodation with two reception rooms, a large utility area and two double bedrooms. The property is well presented throughout having been recently refurbished.

Located minutes from the hospital, local schools and Stamford Park and within easy reach of Ashton, Stalybridge and Mossley town centres. Early viewing is highly recommended. Please call A Wilson Estates on 0161 303 9886 to arrange a viewing appointment.

Briefly the property comprises:~

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, Ashton-Under-Lyne, OL6 8HR

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## **Entrance Hallway**

Composite double glazed door and uPVC double glazed window to front elevation. Lighting, radiator, vinyl flooring, and under stair storage cupboard.

## **Lounge**

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and blinds.

## **Dining Room**

uPVC double glazed doors to rear elevation. Lighting, radiator, and vinyl flooring.

## **Kitchen**

Fitted wall and base units with coordinating work surfaces. Composite single sink unit with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, and laminate flooring. Optional fridge freezer.

## **Utility Room**

uPVC double glazed door to side elevation. Lighting, radiator, and vinyl flooring.

## **Stairs and Landing**

Wooden handrail, balustrades, and bannister. Lighting, carpet, and loft access.

## **Bedroom One**

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and built in storage cupboards.

## **Bedroom Two**

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and built in storage cupboard.

## **Bathroom**

uPVC double glazed window to rear elevation. Two piece bathroom suite comprising hand wash basin with vanity unit and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## **WC**

uPVC double glazed window to rear elevation. Low-level WC, part tiled walls, lighting, and vinyl flooring.

## **Externally**

Garden fronted with hedges and gate. To the rear is an enclosed garden with laid to lawn.

## **Additional Information**

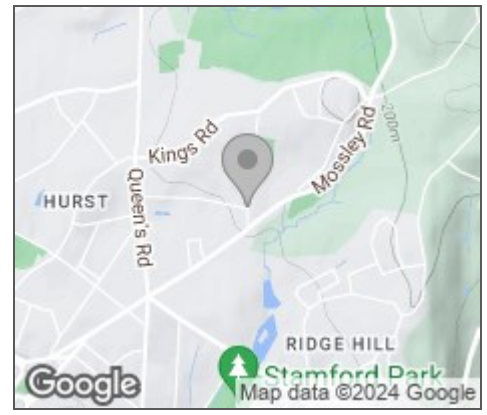
Council Tax Band : A

EPC Rating : C

Holding Deposit; £229

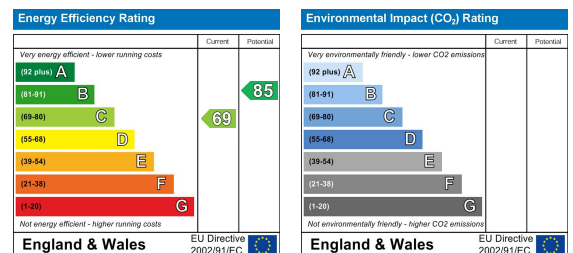
STRICTLY NO PETS AND SMOKING POLICIES APPLY





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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