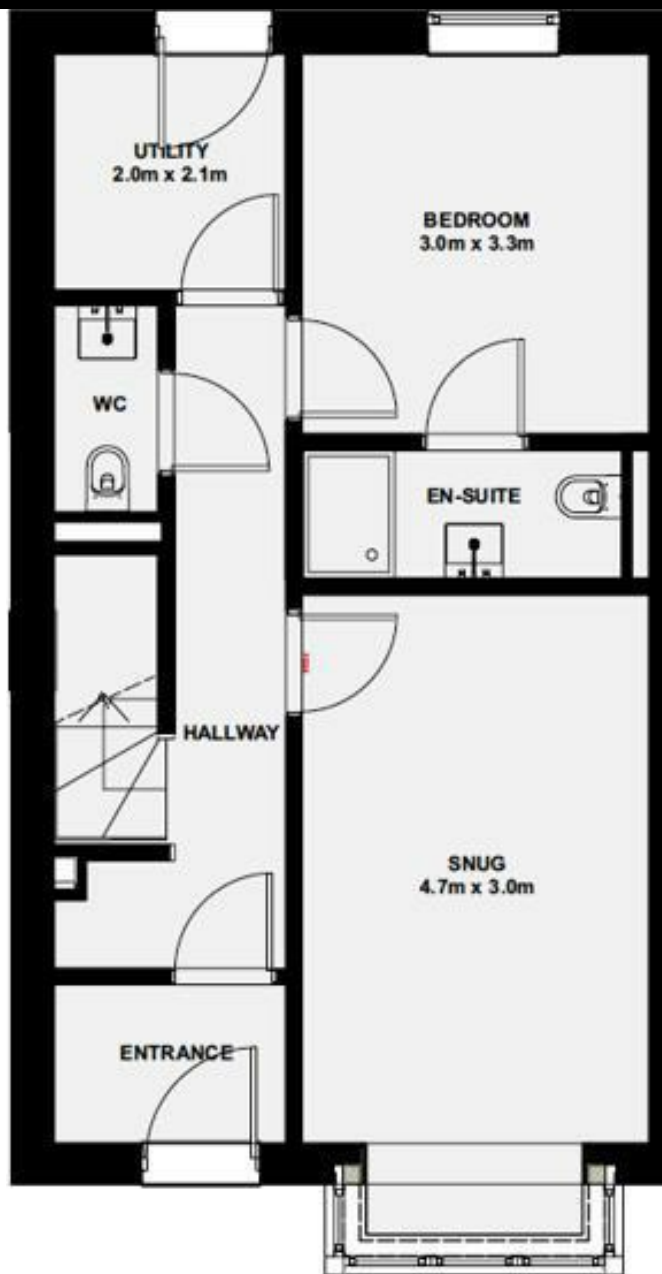




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Roe Cross Road |
Asking Price £500,000



SALES & LETTINGS

21 Bramhall Lane South | Bramhall | SK7 1AL
t: 0161 480 0099
e: enquiries@hibberthomes.com
www.hibberthomes.com

Bedrooms 4

Bath 3

Reception 3

Off-Road Parking

Area
1625.00 sq ft

CHAIN FREE



- Stylish Newly Built Townhouse
- Four Double Bedrooms
- Three Modern specification bathrooms with full Spanish tiles throughout
- Accoustic glazing throughout
- Off Road Parking
- NO CHAIN
- German kitchen and German integrated appliances
- Close to Peak District and views
- Air Source Heat Pumps
- Integrated Cooling System for hot weather

OPPORTUNITY TO OWN A STUNNING NEW BUILD TOWN HOUSE!

Hibbert Homes are pleased to present this fantastic Four Bedroom New Build Townhouse, located within Roe Cross Gardens, Mottram, Hyde. This exceptional home boasts luxurious modern character throughout and contemporary living rarely found anywhere else. This development of Five finds itself within close proximity to the Peak District and excellent walking spots, and Stalybridge Train Station just a short drive away offering convenience to Manchester Piccadilly throughout the day. A bus stop is located directly outside the development too!

Beginning downstairs, you will be invited by a spacious and welcoming hallway, leading off to a cosy snug perfect for enjoying some family relaxation. A well-proportioned double bedroom is also found on the level, as well as a practical utility room, and a convenient downstairs W/C.

The first floor forms the heart of the home, boasting a bright and airy living room elevated by a stylish Juliet balcony that floods the space with natural light. This generous room offers ample space for both relaxation and entertaining. Across the hall is an impressive bespoke kitchen, thoughtfully designed with premium worktops and state-of-the-art integrated appliances with an open plan layout creating an inviting atmosphere in this part of the home.

The second floor hosts three additional bedrooms, including the generous master bedroom with an attractive en-suite shower room. A contemporary main bathroom is also located on this level, featuring a large bath with an overhead rain shower.

Some fantastic features to note about this property:

- Air Source Heat Pumps

These highly efficient heating systems draw warmth from the outside air, even in colder months, to provide comfortable and consistent heating throughout the home. They significantly reduce running costs compared with traditional gas boilers and contribute to a greener, more sustainable way of living.

