



Rose Hill
Stalybridge, SK15 1UT

Price £254,750

This beautifully presented three-bedroom semi-detached property offers a charming living experience in an elevated position. The main floor features a spacious lounge, creating a welcoming atmosphere for relaxation and entertainment. The well-designed and modern kitchen/diner provides a functional and stylish space for culinary pursuits and dining. Adding to the charm of the property is a conservatory, allowing for an abundance of natural light and a seamless connection to the outdoors. The three bedrooms provide comfortable and private spaces, while the family bathroom is equipped with modern amenities. The exterior of the property boasts a lawned garden and a driveway leading to a garage, ensuring ample parking space. The rear garden is a highlight, with a tiered layout and a raised decking seating area that offers breathtaking views of the surroundings. The property's location is highly desirable, being in proximity to local schools, transportation links, and Gorse Hall. Residents can enjoy the convenience of nearby amenities while also indulging in countryside walks and panoramic views, creating a perfect blend of suburban and scenic living. Whether you seek a peaceful retreat or a family-friendly environment, this property offers a delightful combination of comfort and convenience. ****Viewing Highly Recommended****

In brief the accommodation comprises of: Hall, lounge, kitchen/diner and conservatory to the ground floor. Three bedrooms and bathroom to the first floor. Lawned garden to the front with driveway leading to the garage. Enclosed garden to the rear.



GROUND FLOOR

Hall

Door to front, radiator, stairs to first floor, doors leading to:

Lounge 13'7" x 11'5" (4.13m x 3.47m)

Double glazed window to front, radiator, double doors leading to:

Kitchen/Diner 9'6" x 18'3" (2.90m x 5.57m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in eye level oven, built-in microwave, built-in induction hob, double glazed window to rear, door leading out to rear garden, radiator, open plan to:

Conservatory 9'6" x 7'9" (2.90m x 2.35m)

Double glazed windows to sides, radiator, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, door to storage cupboard, doors leading to:

Master Bedroom 11'8" x 11'11" (3.55m x 3.62m)

Double glazed window to front, radiator.

Bedroom 2 10'6" x 10'8" (3.19m x 3.25m)

Double glazed window to rear, radiator.

Bedroom 3 8'7" x 7'5" (2.62m x 2.26m)

Double glazed window to front, radiator.

Bathroom 5'6" x 7'0" (1.67m x 2.13m)

Three piece suite comprising bath with shower over, vanity wash hand basin and low-level WC, tiled splashbacks, double glazed window to rear, heated towel rail.

OUTSIDE

Lawned garden to the front with driveway leading to the garage providing ample off road parking. Enclosed tiered garden to the rear with raised decking seating area with far reaching views.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

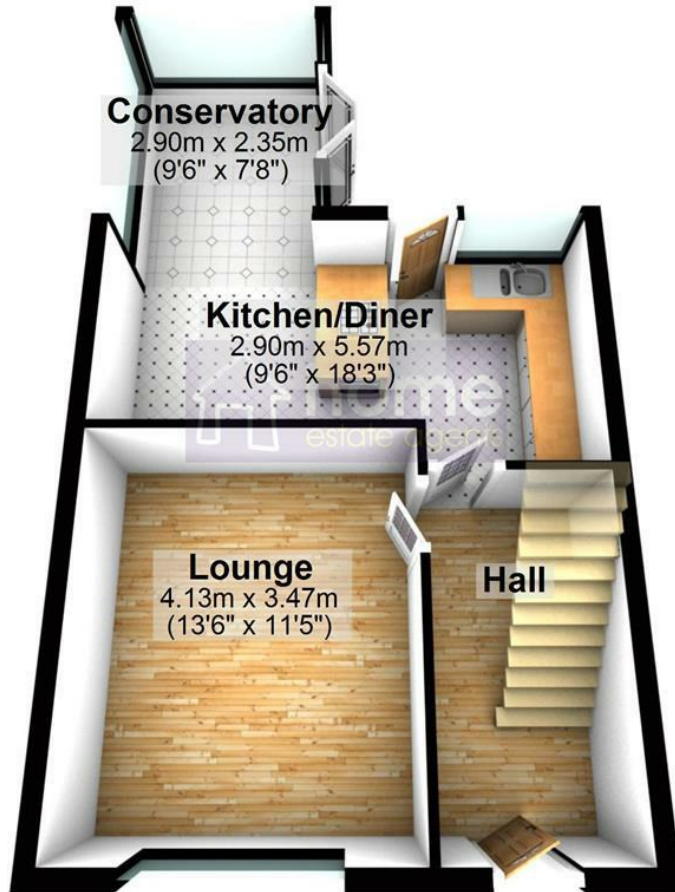
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	66	
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC