



Rose Hill
Stalybridge, SK15 1UT

Offers over £310,000



There's no agent like home

A beautifully presented and spacious three-bedroom family home, boasting stunning open views to the rear, situated on a quiet and highly sought-after cul-de-sac in Stalybridge. This well-positioned property is within close proximity to excellent transport links, well-regarded schools, and a variety of local amenities. Nature lovers will appreciate having Gorse Hall nearby, offering lovely countryside walks and scenic trails right on your doorstep.

On the ground floor, the property features a welcoming porch and entrance hall, leading to a generously sized lounge with an open-plan flow into a cosy sitting room. From here, doors open to a bright and airy conservatory, providing an ideal year-round space to enjoy the long range views. The large kitchen/diner is perfect for family meals and entertaining, while the utility room offers additional storage and functionality. A modern shower room completes the ground floor layout. Upstairs, the first floor offers three well-proportioned bedrooms, each with plenty of natural light and ample storage options and a contemporary family bathroom.

Externally, the home boasts a spacious driveway to the front, leading to an integral garage, providing ample off-road parking. Gated access takes you to the side and rear gardens, where you'll find a lovely paved seating area, perfect for outdoor dining or relaxation, and a raised overlook offering breathtaking views. Steps lead down to a neatly maintained lawn area, ideal for children to play or for gardening enthusiasts to enjoy.

This home truly offers the perfect combination of spacious living, modern amenities, and access to nature, making it an ideal choice for families seeking a peaceful yet convenient lifestyle. Don't miss this fantastic opportunity!

****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, double glazed windows to front, side and rear, door leading to:

Hall

Radiator, stairs leading to first floor, door leading to:

Lounge

13'8" x 14'10" (4.17m x 4.53m)

Double glazed bay window to front, radiator, open plan to:

Sitting Room

8'7" x 8'4" (2.62m x 2.54m)

Radiator, door leading to kitchen/diner, double doors leading to:

Conservatory

11'4" x 8'4" (3.46m x 2.54m)

Double glazed windows to rear and side, radiator, door leading out to rear garden.

Kitchen/Dining Room

15'6" x 12'11" (4.73m x 3.94m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, door leading to pantry, doors leading to:

Utility

7'4" x 9'8" (2.24m x 2.95m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, plumbing for washing machine, space for tumble dryer, double glazed window to rear, radiator, door leading out to rear garden.

Inner Hallway

Radiator, door leading to garage, door leading to:

Shower Room

5'3" x 9'8" (1.59m x 2.95m)

Three piece suite comprising shower enclosure, vanity wash hand basin and low-level WC, tiled walls, double glazed window to side, radiator.

FIRST FLOOR

Landing

Door to storage cupboard, doors leading to:

Bedroom 1

7'11" x 11'8" (2.42m x 3.56m)

Double glazed window to rear, radiator, door storage cupboard.

Bedroom 2

11'3" x 11'8" (3.42m x 3.56m)

Double glazed window to front, radiator.

Bedroom 3

8'2" x 7'3" (2.50m x 2.20m)

Double glazed window to front, radiator.

Bathroom

5'6" x 7'3" (1.67m x 2.20m)

Three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

OUTSIDE

Spacious driveway to the front, leading to the garage. Gated access to enclosed side and rear garden with paved patio areas with long range views and steps leading down to lawn area.

Garage

20'9" x 13'3" (6.32m x 4.05m)

Up and over door, door leading out to side, door leading to rear.

DISCLAIMER

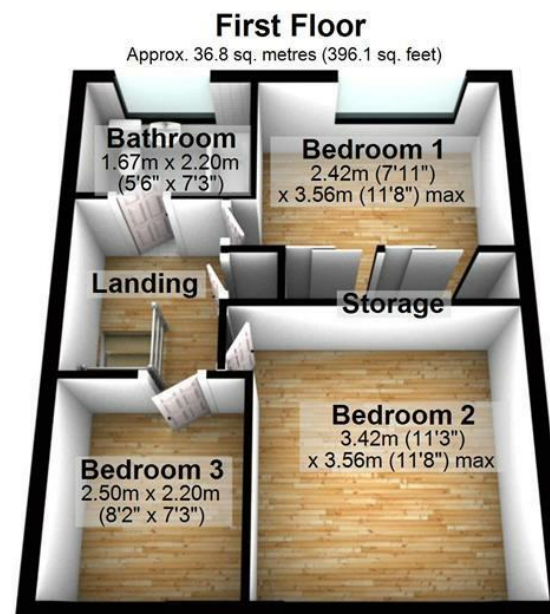
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. 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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Total area: approx. 136.0 sq. metres (1463.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		