



## 18 Rose Hill, Stalybridge, SK15 1UT

**Offers Over £350,000**

Located on Rose Hill in Stalybridge, this extended four bedroom semi detached home comes to the market offering spacious living accommodation, complemented by far reaching views. The current owners have improved the property significantly over the years, creating a superb family home with underfloor heating throughout the ground floor, two recently refurbished bathrooms, a modern kitchen/diner, and a landscaped garden designed to make the most of the outdoor space. The hard work has already been done here - any prospective purchaser simply needs to add their own stamp to make it feel like home.

As you approach, you are greeted by a front garden, driveway parking complete with EV charger, and steps leading up to the front door. Step inside to a bright entrance vestibule which opens into a welcoming hallway.

The lounge is positioned to the front of the home and features underfloor heating, LVT flooring, and a contemporary media wall. From here, double doors lead through to the extended kitchen/diner at the rear, fitted with sleek gloss cabinetry and also benefitting from underfloor heating. The dining area opens into the conservatory - a space the current owners have transformed with the addition of a solid roof, underfloor heating, and an air conditioning/heating unit, making it a room that can be enjoyed all year round.

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Then there is the location - just ten minutes walk brings you to Stalybridge town centre's shops, bars, and bistros, while commuters will appreciate being within walking distance of Stalybridge train station. Outdoor enthusiasts will appreciate Gorse Hall on your doorstep for dog walks or simply enjoying the fresh air.

## **Entrance Vestibule**

Glazed windows. Double doors to:

## **Hallway**

Stairs leading to first floor. Ceiling light. Door to:

## **Lounge**

13'3" x 15'7" (4.04m x 4.75m)

Bay window to front elevation, LVT flooring in herringbone style with underfloor heating. Media wall with shelving in alcove and living flame effect electric fire. Ceiling light. Designer tall vertical radiator. Access to under stairs storage cupboard. Part glazed double doors to kitchen.

## **Kitchen/Dining Room**

8'3" x 18'0" (2.51m x 5.49m)

Fitted with matching range of base and eye level units with coordinating worktops over. Built in eye level electric oven, grill and microwave. Five ring gas hob with extractor hood over. Composite sink with mixer tap and drainer. Integrated under counter fridge. Integrated dishwasher. Integrated washing machine.

## **Conservatory**

Solid roof with three window panes. Porcelain tiled floor with underfloor heating. Radiator.

Downlights. Fully double glazed windows. French doors leading out to rear garden.

## **Garage**

Electric roller door to front elevation two strip lights to ceiling. Fitted with power. French doors to rear opening into rear garden. PowerPoint in place for EV charger.

## **Garden Room**

Window to side. Two sliding doors. This is a room which currently houses the owners hot tub and as such has been designed to be waterproof.

## **Stairs and Landing**

Doors to All bedrooms and bathrooms. Access to storage cupboard.

## **Master Bedroom**

11'4" x 11'11" (3.45m x 3.63m)

Window to front elevation. Fitted wardrobes. Radiator. Ceiling light.

## **Bedroom Two**

10'5" x 10'10" (3.18m x 3.30m)

Window to rear elevation. Fitted wardrobes. Double radiator. Ceiling light.

## **Bedroom Three**

13'1" x 7'1" (3.99m x 2.16m)

Window to front elevation. Fitted wardrobes. Ceiling light. Radiator.

## **Bedroom Four**

8'4" x 7'5" (2.54m x 2.26m)

Window to front elevation. Storage cupboard

housing recently installed combi boiler. Radiator. Ceiling light.

### Bathroom

Window to rear elevation. Fitted with three piece suite comprising P shaped bath with glass shower screen and shower over, hidden cistern WC and vanity unit with inset sink. Heated towel rail.

### Shower Room

Window to rear elevation. Fitted with three piece suite comprising walk in shower cubicle, WC and vanity unit with inset sink. Heated towel rail.

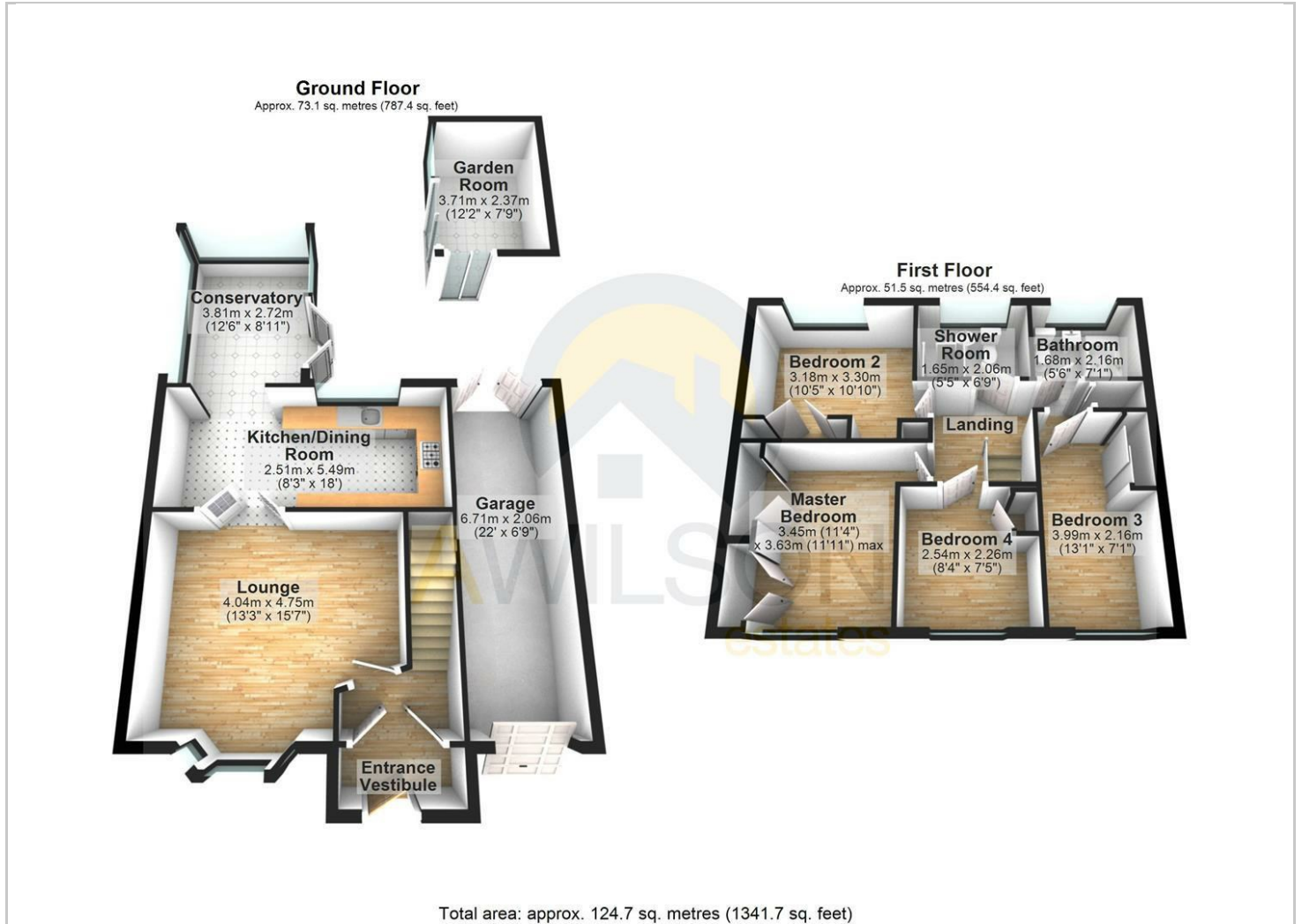
### Outside and Gardens

Block paved driveway parking to front leading to garage with EV charge point. Front garden with steps leading up to front door. Tiered low maintenance rear garden with patio areas, artificially turfed areas, and garden room.

### Additional Information

Tenure: Leasehold  
EPC Rating: TBC  
Council Tax Band: C





## 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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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