



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

Offers over £275,000

This spacious three bedroom semi detached family home presents a superb opportunity for growing families seeking generous and versatile living accommodation both inside and out. Occupying a popular residential position close to the Ashton/Mossley border, the property is ideally located within easy reach of Tameside Hospital, well regarded local schools, everyday amenities and excellent transport links, while also being just a short distance from attractive country park walks, perfect for those who enjoy outdoor living.

The property offers well planned and adaptable accommodation throughout, beginning with an entrance porch leading into a welcoming hallway. There is a comfortable front lounge, ideal for quieter evenings, while to the rear a substantial living room opens seamlessly into a further sitting area, creating an impressive open plan space suited to modern family life and entertaining. The ground floor continues with a kitchen offering ample workspace, a separate utility room adding further practicality, and a convenient shower room.

To the first floor, there are three well proportioned bedrooms, along with a wet room designed for ease of use. The second floor features a useful loft room, providing additional space.

Externally, a driveway to the front provides ample off road parking. To the rear, the home boasts a generous enclosed garden, mainly laid to lawn, offering plenty of space for children to play or for keen gardeners. A seating area provides the perfect setting for outdoor dining and entertaining, particularly during the warmer months.

Overall, this is a highly adaptable home offering excellent proportions throughout, making it an ideal choice for families looking for a property that combines space and a convenient location.



GROUND FLOOR

Porch

Double doors to front, two windows to rear, door leading to:

Hall

Double glazed window to side, radiator, stairs leading to first floor, doors leading to:

Lounge

12'6" x 11'10" (3.81m x 3.60m)

Double glazed bay window to front, feature fireplace with inset fire, radiator.

Living Room

13'0" x 11'10" (3.97m x 3.60m)

Feature fireplace with inset fire, open plan to:

Sitting Room

7'8" x 10'8" (2.33m x 3.24m)

Radiator, double glazed sliding patio door opening to rear garden.

Kitchen

16'9" x 6'8" (5.11m x 2.03m)

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, double glazed window to rear, door to storage cupboard, door leading to:

Utility

5'3" x 4'4" (1.60m x 1.31m)

Two windows to side, door leading out to rear, door leading to:

Shower Room

Three piece suite comprising shower area, vanity wash hand basin and low-level WC.

FIRST FLOOR

Landing

Double glazed window to side, stairs leading to second floor, doors leading to:

Bedroom 1

13'6" x 11'10" (4.12m x 3.60m)

Double glazed bay window to front, radiator.

Bedroom 2

8'10" x 11'3" (2.68m x 3.42m)

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

Bedroom 3

7'7" x 7'1" (2.30m x 2.16m)

Double glazed window to front, radiator.

Wet Room

Shower, wash hand basin and WC, tiled walls, double glazed window to rear, double glazed window to side, radiator.

SECOND FLOOR

Loft Room

13'7" x 12'10" (4.14m x 3.91m)

Double glazed velux window.

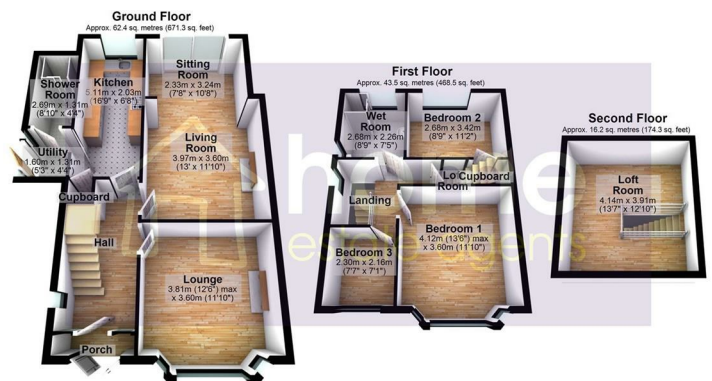
OUTSIDE

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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Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

