

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Rose Hill

Stalybridge, Stalybridge, SK151UT

Asking Price £315,000



This three-bedroom semi-detached house is offered **\*\*for sale\*\*** in Stalybridge, providing an immaculate and well-planned home within easy reach of local amenities, schools and green spaces.

The ground floor features a modern open-plan kitchen with wood countertops, excellent natural light and a defined dining and breakfast area, creating a practical everyday living and entertaining space. Adjacent is a reception room with large windows that make the most of the natural light and offer impressive views. A conservatory extends the living area and provides a pleasant transition to the garden.

Upstairs, there are two double bedrooms and one single bedroom, offering flexible accommodation for families, guests or home working. The bathroom includes a rain shower.

Externally, the property benefits from a tiered garden that is easily maintained, ideal for outdoor seating and planting. There is also a single garage and additional parking.

Stalybridge town centre is within convenient reach, offering supermarkets, independent shops, cafés and everyday services. Local schools serve the area, making this location suitable for those needing access to



- Lounge 15'7 x 11'5 (4.75m x 3.48m)
- Kitchen/Diner 18'0 x 14'4 (5.49m x 4.37m)
- Conservatory 9'9 x 8'2 (2.97m x 2.49m)
- Bedroom 1 11'11 x 10'6 (3.63m x 3.20m)
- Bedroom 2 11'11 x 11'6 (3.63m x 3.51m)
- Bedroom 3 8'8 x 7'6 (2.64m x 2.29m)

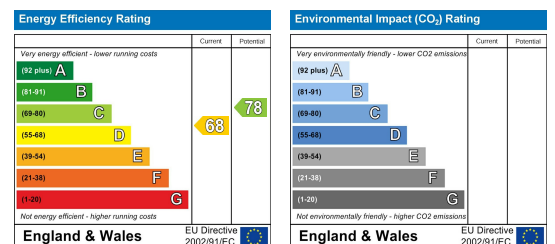
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.