



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

Offers Over £285,000

Located within walking distance of Tameside General Hospital, and presented beautifully throughout, this three bedroom semi detached home offers larger than average living accommodation, and has been well cared for and thoughtfully improved over time - resulting in a space that's ready to move straight into and enjoy from day one.

As you approach the property a gated driveway awaits you, with parking for two cars, external lighting, and a neat front garden.

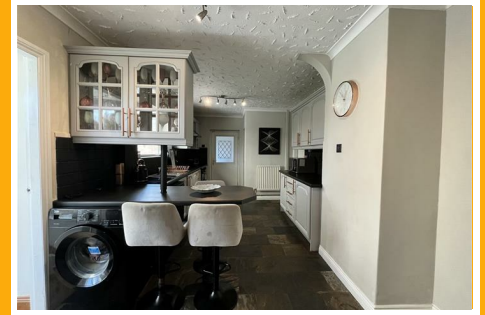
Step inside and you'll quickly get a sense of the space on offer, with stairs leading to the first floor, and a bright lounge to the front with feature media wall. Continuing to the rear of the property this is where this home really comes into its own, with a kitchen diner stretching the entire width of the home, and a rear porch with a WC and a small utility space just off it. A generous uPVC double glazed conservatory extends the living space perfectly, creating a bright and versatile area that can be enjoyed all year round - whether that's as a second sitting room, dining space, or somewhere to simply relax and take in the garden.

Head upstairs where you will find two double bedrooms, a well proportioned single bedroom and a smart fully tiled shower room.

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Entrance Vestibule

Glazed windows. Door to:

Hallway

Slate flooring. Ceiling light. Window to side elevation. Under stairs storage. Door to:

Lounge

10'11" x 14'6" (3.33m x 4.42m)

Window to front elevation. Feature fireplace. Ceiling light. Radiator.

Kitchen/Dining Room

10'1" x 21'5" (3.07m x 6.53m)

Fitted with a matching range of base and eye level units with worktop space over. One and a half bowl sink with mixer tap. Breakfast bar. Freestanding Cooker. Plumbed for dishwasher. Two ceiling lights. Under stairs storage cupboard. Door to conservatory. Door to rear porch.

Conservatory

Double glazed windows. French doors onto the rear garden. Radiator. Ceiling light.

Rear Porch

Door to front. Access to WC and Utility. Door to rear garden.

WC

WC. Ceiling light.

Utility

6'5" x 3'6" (1.96m x 1.06m)

Space for tumble dryer.

Store Room

Window to side elevation. Fitted with lighting. Brick built outdoor storage.

Stairs and Landing

Window to side elevation. Ceiling light. Storage cupboard. Doors to all bedrooms and shower room.

Bedroom One

11'0" x 11'8" (3.35m x 3.56m)

Window to front, radiator, door to:

Bedroom Two

8'5" x 14'10" (2.57m x 4.52m)

Window to rear elevation. Radiator. Ceiling light. Built in storage cupboards.

Bedroom Three

7'11" x 9'3" (2.41m x 2.82m)

Window to front elevation. Radiator. Ceiling light.

Shower Room

A fully tiled bathroom fitted with three piece suites comprising of corner shower enclosure with mains fed shower over, WC, and vanity units within inset sink. Window to rear elevation. Heated towel rail. Downlights to ceiling. window to rear, heated towel rail.

Outside and Gardens

Large garden to rear mainly laid to lawn with decked area at top of garden. Access to brick built storage shed.

Additional Information

Tenure: Freehold

EPC Rating: E
Council Tax Band: A



