

193 Rose Hill Road, Ashton-Under-Lyne, OL6 8HT

Offers Over £175,000

Welcome to Rose Hill Road, where this two bedroom mid terrace home is offered to the market with the added benefit of no onward vendor chain.

The current owners have already taken care of some of the major improvements, including a full rewire, a brand new boiler and fresh redecoration throughout. With the hard work already done, the property is ready for its next owner to make it their own. Whether you're an investor looking for a straightforward project with the potential for a tenant ready home, or a first time buyer excited to add your own style, this property offers plenty of opportunity.

To the front, a gated courtyard garden creates a welcoming first impression. Step inside into the entrance hallway, where stairs lead to the first floor. The lounge sits at the front of the property and is a bright, comfortable space centred around a feature fireplace with wooden mantle.

To the rear, the spacious kitchen/diner stretches over 19 feet in length, offering plenty of room for both cooking and dining. Just off the kitchen, an outhouse provides access to the rear garden via double doors, while also leading through to a useful utility room and an additional storage room.

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The location is another real advantage. Rose Hill Road is within walking distance of Tameside General Hospital, making it particularly convenient for healthcare professionals. There are several well-regarded schools nearby, excellent transport links into Ashton-under-Lyne town centre and a range of everyday amenities close at hand. If you enjoy spending time outdoors, you'll also find lovely countryside walks nearby, including routes up to Hartshead Pike, as well as Ashton-under-Lyne Golf Club.

Hallway

11'5" x 6'5" (3.48m x 1.96m)

Brand new front door. Window to front elevation. Single radiator. Ceiling light. Stairs rising to 1st floor. Access to under stairs storage cupboard. Door to;

Lounge

11'6" x 11'6" (3.51m x 3.51m)

Freshly redecorated walls. Window to front elevation. Double radiator. Ceiling light. Feature fireplace. Door leading through to dining area.

Kitchen/Dining Room

9'0" x 18'5" (2.74m x 5.61m)

Kitchen area is fitted with matching range of base and eyelevel units with coordinating worktops over. 1 1/2 full stainless steel sink with drainer and mixer tap. Freestanding cooker. Space for under counter fridge freezer. Dining area features large window to rear elevation with views over garden. Double radiator. Two ceiling lights. Door to;

Rear Porch

4'11" x 10'3" (1.50m x 3.12m)

Polycarbonate skylight to ceiling. Ceiling light. Double doors providing access out to rear garden. Doors to storage and utility.

Storage

5'7" x 3'0" (1.70m x 0.91m)

Fitted with lighting.

Utility

5'7" x 6'11" (1.70m x 2.11m)

A good size utility room with window to side elevation. Plumbed for automatic washing machine. Large butler sink. Ceiling light.

Landing

11'11" x 5'9" (3.63m x 1.75m)

Doors to all first floor rooms. Ceiling light. Access to loft space via loft hatch.

Bedroom One

9'7" x 15'0" (2.92m x 4.57m)

Large window to front elevation. Double radiator. Ceiling light. Access to storage cupboard housing newly installed wall mounted Combi boiler. Access to further storage cupboard.

Bedroom Two

9'0" x 12'2" (2.74m x 3.71m)

Radiator, Window to rear elevation with views over rear garden and beyond. Single radiator. Ceiling light. Access to 2 built-in storage cupboards.

Bathroom

5'5" x 5'3" (1.65m x 1.60m)

Fitted with two piece white sweets comprising of panel bath with corner taps and wash hand basic. Wall mounted electric shower. Window to rear elevation. Sailing light. Double radiator.

WC

5'5" x 2'5" (1.65m x 0.74m)

White WC. Window to rear elevation. Ceiling light.

Outside and Gardens

Additional Information

Tenure: Freehold

EPC Rating: C

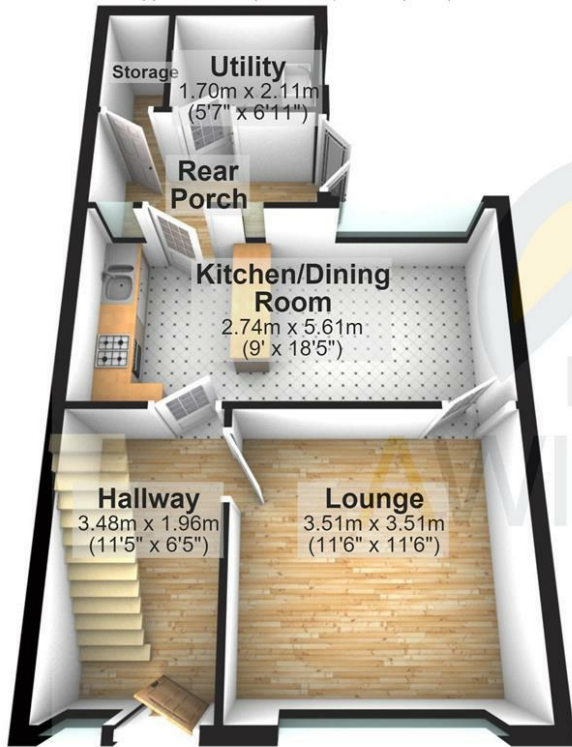
Council Tax Band: A





Ground Floor

Approx. 46.0 sq. metres (495.2 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



Total area: approx. 81.2 sq. metres (873.5 sq. feet)

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 | Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | | England & Wales | | EU Directive 2002/91/EC | |
| | | 73 | 84 | | | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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