

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

£265,000

A Wilson Estates are excited to offer for sale this beautifully spacious three bedroom semi detached family home, ideal for young families or anyone looking to downsize without compromising on space. With well thought out living areas and a versatile layout, this home has so much to offer.

The driveway at the front is generous, easily accommodating three cars. Step through the front door into a welcoming entrance hall with a handy downstairs WC. The lounge is located at the front of the house and is a relaxing space to unwind. At the rear, the kitchen is impressive in size, spanning the width of the home and featuring modern touches including an instant boiling water tap, a built in double oven and even a wine cooler. There is plenty of space here for cooking and entertaining. Beyond the kitchen, the conservatory provides an extra living area, perfect as a dining room, a playroom for the children, or as a second sitting room.

Upstairs, the master bedroom is larger than average with two windows to the front letting in plenty of natural light. The second bedroom is another double, while the third is a comfortable single. The family bathroom is modern and well appointed, providing everything you need for busy family life.

Outside, the rear garden is private, mainly laid to lawn and complemented with patio areas, ideal for enjoying the summer months. The side of the property offers additional

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Entrance Hall

Radiator, door to:

WC

Window to front elevation. Radiator. WC and hand wash basin.

Lounge

17'8" x 7'6" (5.38m x 2.29m)

Window to front elevation. Window to side elevation. Feature fireplace with inset living flame effect electric fire. Radiator, Stairs to first floor. Door to:

Kitchen

10'8" x 14'9" (3.25m x 4.49m)

Fitted with a matching range of base and eye level units with worktop space over. Inset Belfast style sink with Quooker instant boiling water tap. Five ring gas hob with extractor hood over. Built in eye level Neff electric oven and eye level grill. Under counter wine cooler fridge. Space for American style fridge freezer. Plumbed for automatic washing machine. Spotlights to ceiling. Under the counter down lighting. Access to under stairs storage cupboard. Window to rear elevation. Double radiator, Double doors to:

Conservatory

Ceiling light. Double doors leading out to garden.

Stairs and Landing

6'7" x 6'1" (2.00m x 1.86m)

Window to side elevation. Loft hatch with drop-down ladders providing access to loft space

which is partially boarded for storage. Doors to bedrooms and bathroom.

Master Bedroom

12'9" x 15'0" (3.89m x 4.57m)

Two windows to front elevation. Radiator. Ceiling light. Storage cupboard housing wall mounted boiler.

Bedroom Two

10'1" x 8'5" (3.07m x 2.57m)

Window to rear elevation. Radiator. Ceiling light.

Bedroom Three

7'3" x 6'9" (2.21m x 2.06m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

Fitted with three piece suite comprising P shaped bath with folding glass shower screen and shower over, vanity unit with inset sink, and WC. Heated towel rail.

Outside and Gardens

Driveway parking to front for three vehicles. Private garden to rear mainly laid to lawn with additional patio areas.

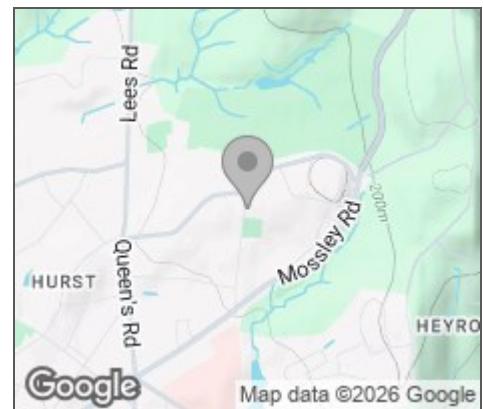
Additional Information

Tenure: Leasehold

EPC Rating: TBC

Council Tax Band:





Ground Floor
Approx. 51.4 sq. metres (553.4 sq. feet)



First Floor
Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 90.3 sq. metres (971.7 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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