



## 9 Rose Hill, Stalybridge, SK15 1UT

**Offers Over £285,000**

Are these the best views in Stalybridge? Quite possibly!

Welcome to this stunning three bedroom semi detached family home on Rose Hill, Stalybridge. With stylish living spaces spread across two floors, this home is perfect for families and couples alike.

As you approach, you are greeted by a neat front lawn and a resin driveway providing off road parking for two cars. Step inside to a welcoming entrance hall featuring wood effect ceramic floor tiles with underfloor heating. To the front, the lounge is a cosy space with a media wall and feature electric fireplace – perfect for quiet evenings or catching up with family.

To the rear of the home is the kitchen/diner. A show stopping space designed for both family life and entertaining, it boasts a central island, stylish dual tone cabinetry, underfloor heating, and built in Neff appliances. Open the bi-fold doors to flood the room with natural light and enjoy the uninterrupted skyline views – whether it's morning coffee, sunset drinks, or hosting friends, this view will leave you speechless time and time again.

# 9 Rose Hill

, Stalybridge, SK15 1UT

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## Hallway

Stairs, door to:

## Lounge

14'8" (into bay) x 11'6" (4.47m (into bay) x 3.51m)

Bay window to front.

## Kitchen/Diner

10'4" x 17'1" (3.15m x 5.21m)

A stylish kitchen featuring a central island with Neff induction hob and pop up sockets. Dual tone cabinetry with coordinating worktops, inset composite sink, and eye level Neff oven and microwave. Integrated full height fridge and freezer, wood effect ceramic flooring with underfloor heating. Decorative acoustic wall panelling hides an under stairs utility space plumbed for washing machine with extra storage. Window to rear elevation. Bifold doors opening onto the rear decking.

## Stairs and Landing

Window to side, door.

## Master Bedroom

11'3" x 10'8" (3.43m x 3.25m)

Window to front elevation. Radiator. Ceiling light.

## Bedroom Two

10'5" x 9'9" (3.17m x 2.97m)

Window to rear elevation. Radiator. Ceiling light.

## Bedroom Three

8'2" x 6'9" (2.49m x 2.06m)

Window to front elevation. Radiator. Ceiling light.

Built in wardrobe into bulkhead above stairs.

## Bathroom

Window to rear elevation. Fitted with three piece suite comprising of panelled bath with glass shower screen and mains fed shower over, WC and vanity unit with inset sink. Heated towel rail. Ceiling light.

## Outside and Gardens

Resin driveway to front with front lawn. Low maintenance tiered garden to rear elevation.

## Additional Information

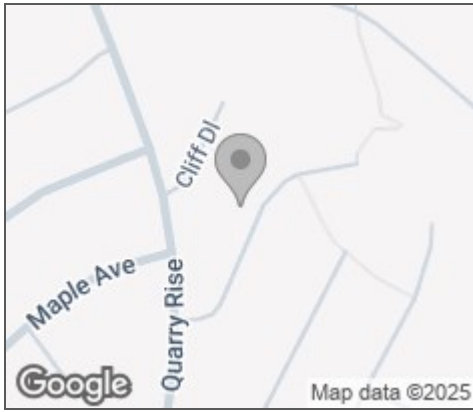
Tenure: Leasehold

EPC Rating: D

Council Tax Band: C

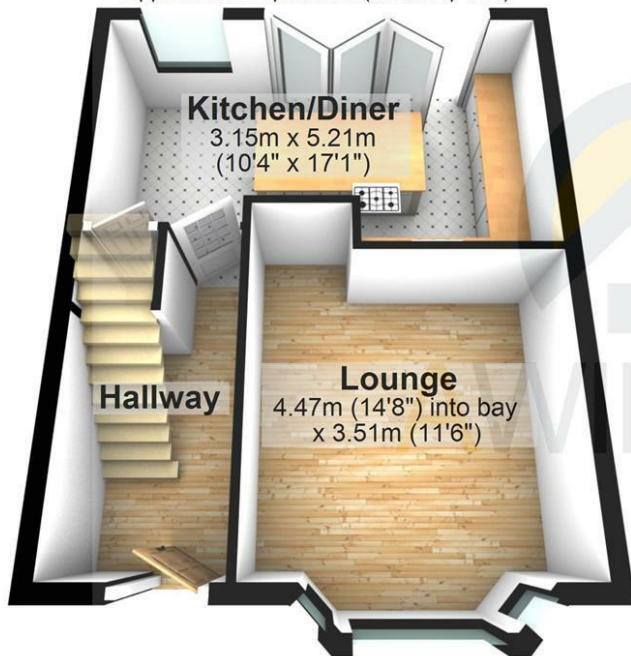






## Ground Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



## First Floor

Approx. 36.5 sq. metres (392.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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