



## **35 Green Lane, Hyde, SK14 8JG**

**Offers Over £340,000**

Welcome to Green Lane, Hollingworth, a home full of charm and character, and with a garden you'll fall in love with! A Wilson Estates are excited to bring to market this truly unique three bedroom detached home, occupying an elevated position on this quiet lane in the village of Hollingworth.

From the moment you arrive, there's a lot to love - this home sits proudly on a generous plot with a garden frontage, plenty of driveway parking, and a detached garage.

Step inside through the side entrance and you're welcomed into a bright hallway with stairs leading up to the first floor. At the front of the house, the lounge is filled with natural light thanks to the beautiful bay window. Head to the rear and you will find the dining room, which opens up into a galley style kitchen, making it a great space for hosting family or friends. Just off the kitchen is a handy porch or boot room, and the conservatory - a peaceful place to enjoy views of the stunning garden, whatever the weather. There is also a cleverly tucked away downstairs WC under the stairs.

Upstairs, the master bedroom is a fantastic size and comes with modern fitted furniture. The second bedroom has been extended and is another generous double, with dual aspect windows offering stunning hillside views, whilst the third bedroom would work perfectly as a child's room or home office. The bathroom is fully tiled and thoughtfully

# 35 Green Lane

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## Property Comprises Of:

### Entrance Hall

Stairs to first floor. Door to:

### Lounge

12'3" x 14'11" (3.73m x 4.55m)

Bay window to front elevation. Feature electric fireplace. Ceiling light. Radiator.

### Under Stairs Storage

Used by current owners as additional storage, houses a fridge freezer. Door to:

### WC

Window to side elevation. WC. Hand wash basin. Radiator.

### Dining Room

10'1" x 15'0" (3.07m x 4.57m)

Window to rear elevation. Radiator. Double doors to storage and utility cupboard plumbed for washing machine. Open plan to:

### Kitchen

9'0" x 7'4" (2.74m x 2.24m)

Window to side. A galley style kitchen with matching range of base and eye level units with worktop space over. Space for under counter fridge. Inset sink with drainer and mixer tap. Space for cooker. Extractor hood. Door to:

### Boot Room

Door to rear garden.

### Conservatory

Glazed windows to three sides. Door leading out to rear garden.

### Stairs and Landing

Doors to all bedrooms and bathroom.

### Master Bedroom

12'3" x 14'11" (3.73m x 4.55m)

Window to front elevation. Fitted with comprehensive range of modern wardrobes and matching dressing table. Fitted carpets. Ceiling light. Radiator.

### Bedroom Two

19'1" x 7'4" (5.82m x 2.24m)

Dual aspect windows to front and side elevations with stunning views of the surrounding hillsides. Fitted wardrobes. Radiator. Ceiling light.

### Bedroom Three

9'3" x 8'7" (2.82m x 2.62m)

Window to rear elevation with views over rear garden. Storage cupboard. Radiator. Ceiling light.

### Bathroom

A fully tiled bathroom with walk in shower cubicle, wc and hand wash basin. Window to side elevation. Heated towel rail.

### Detached Garage

Window to rear, Up and over door to front. Fitted with power and lighting.

### Outside and Gardens

Driveway parking to front for multiple vehicles leading to detached garage. Elevated low maintenance front garden. To the rear, a generously sized, beautifully landscaped garden provides a variety of seating areas and well

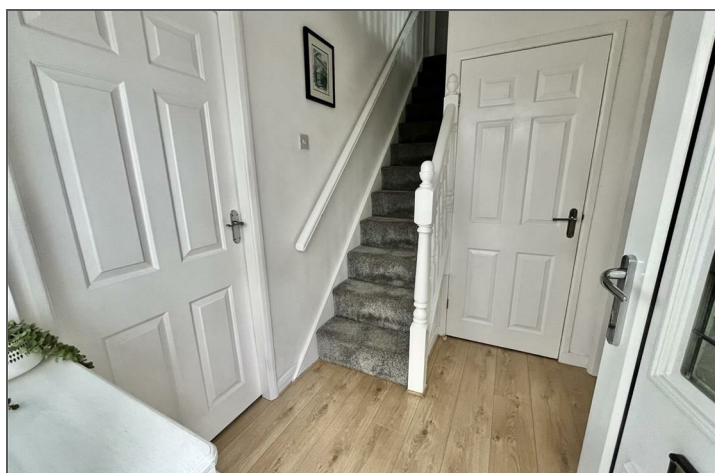
established planted borders. Designed to evolve with the seasons, this outdoor space ensures an attractive and ever changing outlook throughout the year.

### **Additional Information**

Tenure: Freehold

EPC Rating: TBC

Council Tax Band: C





## 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		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		

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