



**14 Hollinwood Road**

ST7 1DQ

**£230,000**



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STEPHENSON BROWNE



A beautifully presented three bedroom semi detached home on Hollinwood Road, Kidsgrove. Boasting a fantastically spacious internal aspect, this 'turnkey' home appeals to a range of buyers, whether you are looking to upsize, downsize or getting your foot on the ladder for the first time! In addition, the superb plot offers ample off road parking to suit the modern family.

The property has been meticulously cared for over the years by the current owner, meaning it is ready to move straight into! Upon entry, you are welcomed into the hallway with access to: generous lounge with lovely electric feature fireplace and marble style surround, also having sliding doors to the conservatory, a downstairs WC, and dining room enjoying dual aspect windows, letting the room flood with natural lighting. A decorative archway opens to the kitchen, comprising of a range of wall, base and drawer units with integrated appliances such as high level oven, four point gas hob, fridge and freezer. To the rear is a handy separate utility/boot room with access to the garden. To the first floor you will find two exemplary double bedrooms and a third single room currently utilised as a dressing room! It is worth of noting that all bedrooms host a range of fitted wardrobes and storage, and the family bathroom presents a contemporary three piece suite with stunning tiles throughout.

Externally, the property benefits from an impressive, recently added block paved driveway to suit approximately three or four cars, along with the detached garage. The front offers brick built beds home to a range of decorative shrubs. The rear garden hosts a good size patio ideal for seating or alternate outdoor furniture, with a raised lawn area having soil beds incorporating a number of shrubs, bushes and plants.

Properties of this standard don't come to market often! To book your viewing and avoid missing out, call Stephenson Browne today!!





### Hallway

Having stairs to the first floor with under stairs storage cupboard, wood laminate flooring, ceiling light fitting, coving to the ceiling, radiator, door to:

### Lounge

14'1" x 12'5"

Boasting a lovely feature electric fireplace with marble style surround and mantle, fitted carpet, ample sockets, TV point, ceiling light fitting, coving to the ceiling, radiator and sliding doors opening to:

### Conservatory

11'6" x 10'6"

A fantastic additional reception room with UPVC double glazed windows to both sides and rear elevations, French doors opening to the garden, spotlighting, fitted carpet, two wall mounted vertical electric heaters, ample sockets and double glazed roof with Velux window.

### Dining Room

10'5" x 9'10"

Enjoying dual aspect UPVC double glazed windows, with fitted blinds to front and side elevation, tiled flooring, radiator, ceiling light fitting, two wall light fittings. coving to the ceiling, ample sockets and open archway leading to:

### Kitchen

9'9" x 8'3"

Comprising of a range of wall, base and drawer units with working surfaces over. under counter lighting, tiled splashbacks and integral appliances including: high level double oven, four point gas hob with built in extractor over, fridge and freezer. With plinth heater, tiled flooring, ceiling light fitting, coving to the ceiling, ample sockets, UPVC double glazed window with fitted blind to rear elevation and door into:

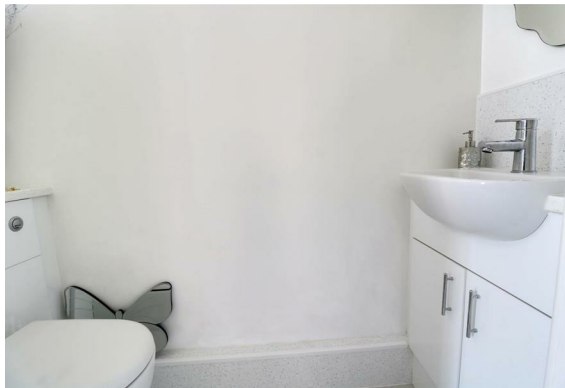
### Utility Room

10'1" x 3'9"

A great additional space with tiled flooring, space/plumbing for a washing machine and dryer, two ceiling light fittings, electric wall radiator, UPVC double glazed decorative window to side elevation, UPVC double glazed doors opening to both side elevations, taking you to the garden and onto the driveway.

### WC

With a plush flush WC and hand basin incorporated within inbuilt storage unit, UPVC double glazed obscure glass window to front elevation, ceiling light fitting and a continuation of wood laminate flooring matching the hallway.





### **Landing**

Having a UPVC double glazed window to side elevation, door to over the stairs storage, coving to the ceiling, ceiling light fitting, fitted carpet, ample sockets, loft access via hatch and doors to all first floor rooms, such as:

### **Principal Bedroom**

12'10" x 12'3"

A generous principal bedroom offering fitted wardrobes with sliding mirrored doors, double doors to storage cupboard, UPVC double glazed window to rear elevation, fitted carpet, ample sockets, radiator, coving to the ceiling and ceiling light fitting.

### **Bedroom Two**

12'2" x 9'10"

Having fitted wardrobes and over the bed storage units, wood style flooring, ceiling light fitting, radiator, ample sockets and UPV double glazed window to rear elevation.

### **Bedroom Three**

7'5" x 7'4"

With fitted wardrobes having mirrored sliding doors, wood style flooring, UPVC double glazed window to front elevation, ample sockets and ceiling light fitting.

### **Family Bathroom**

7'4" x 5'4"

Consisting of a push flush WC and hand basin incorporated within modern, high gloss inbuilt storage unit, bath with tiled side, over the bath shower and glass screen. With tiled walls and flooring, chrome heated towel rail, UPVC double glazed obscure glass window to rear elevation and spotlighting.

### **Council Tax Band**

The council tax band for this property is A.

### **NB: Tenure**

We have been advised that the property tenure is FREEHOLD, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

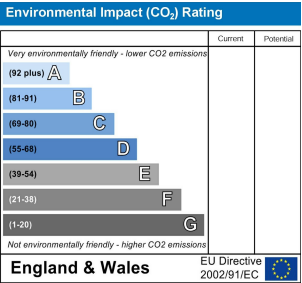
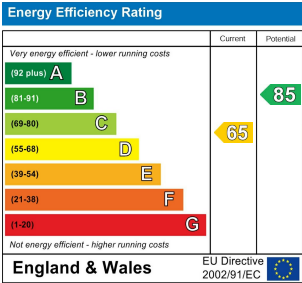
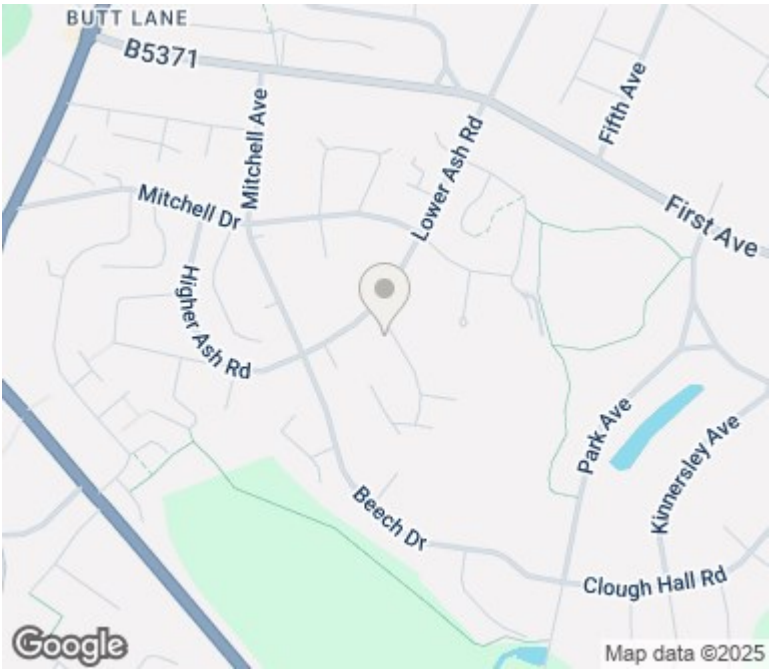
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Floor Plan

Area Map



Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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