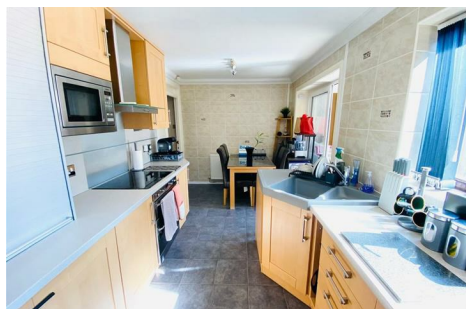


# DAWSONS

Property Professionals since 1925

18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

Website: [www.wcdawson.com](http://www.wcdawson.com) Email: [reception@wcdawson.com](mailto:reception@wcdawson.com)



## Holly Bank, Hollingworth, Hyde, SK14 8QL

Dawsons are delighted to welcome onto the market this beautifully presented, well-positioned semi detached property which briefly comprises: Porch, Lounge, Kitchen/Diner, Sun Room, Integrated Storage, Detached Garage, Three good size Bedrooms, Family Bathroom/WC, Off-road vehicular Parking to the front, Large enclosed South East facing landscaped garden to the rear. The property has been well maintained by the current owners and is "Move-In" ready. The property would ideally suit a growing family.

The property is situated in a sought-after residential location and is equally close to a range of local amenities including excellent commuter and transport links to the M67 and M60 Outer Manchester Ring Road as well as easy access to Manchester City Centre, local supermarkets, retail outlets, public houses, doctors practise. State junior and secondary schools are also within easy reach.

Viewing is **\*\*\*HIGHLY\*\*\*** recommended to fully appreciate what this traditional property has to offer to the market.

**Offers In The Region Of £230,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Holly Bank, Hollingworth, Hyde, SK14 8QL

- Traditional Detached Property
- Large Enclosed South East Facing Landscaped Garden To The Rear
- Good Commuter Links
- Three Good Size Bedrooms
- Off-road Vehicular Parking
- "Move-In" Ready
- Modern Kitchen
- Close To All Amenities
- Viewing Is Highly Recommended

## GROUND FLOOR

### Porch

4'3" x 3'11" (1.3 x 1.2)

Comprises of uPVC double-glazing, shoe rack and wood effect laminate flooring.

### Lounge

14'5" x 12'1" (4.4 x 3.7)

A spacious family lounge comprising of wood effect laminate flooring, integrated storage, uPVC double-glazing, radiator and gas fire.

### Kitchen/Diner

14'5" x 7'6" (4.4 x 2.3)

A beautifully presented fitted kitchen comprising of a tiled flooring and wall finish, modern integrated wall and base units, integrated appliances, dual oven, induction hob, laminate worktop, tiled splash-back, sink, uPVC double-glazing, multiple power points and radiator.

### Sun Room

7'10" x 7'10" (2.4 x 2.4)

A quaint room suitable for additional dining. 5'2" x 4'7" (1.6 x 1.4)

## FIRST FLOOR

### Landing

A larger than average landing comprising of extractor fan, uPVC double-glazing and fitted carpet, smoke alarm and leads to the chrome fitted radiator.

following rooms.

Access to the loft is via a hatch in the landing ceiling.

### Bedroom 1 (Double)

7'10" x 12'1" (2.4 x 3.7)

A good size main bedroom comprising of fitted carpet, integrated wardrobes, uPVC double-glazing and radiator.

### Bedroom 2 (Double)

7'10" x 7'10" (2.4 x 2.4)

A sizable second bedroom comprising of fitted carpet, integrated storage space, uPVC double-glazing and radiator.

### Bedroom 3/Office

5'10" x 8'10" (1.8 x 2.7)

A multiple purpose room comprising fitted carpet, uPVC double-glazing and radiator.

### Bathroom/WC

A modern white family suite comprising of tiled flooring, tiled wall, low-level WC, floating vanity unit, fitted storage cabinet,

panelled bath with electric shower over,

## EXTERNAL

To the front there is off-road vehicular parking as well as a small lawn section to the left hand side with border plants and shrubs.

To the rear there is a beautifully presented South East facing enclosed landscape garden with flagged patio area, lawn, along with border shrubs and plants.

There is a fitted detached garage located at the rear which has power and lighting and is a multi-purpose space for the use of storing household and garden items.

## TENURE

Solicitors to confirm.

## COUNCIL TAX

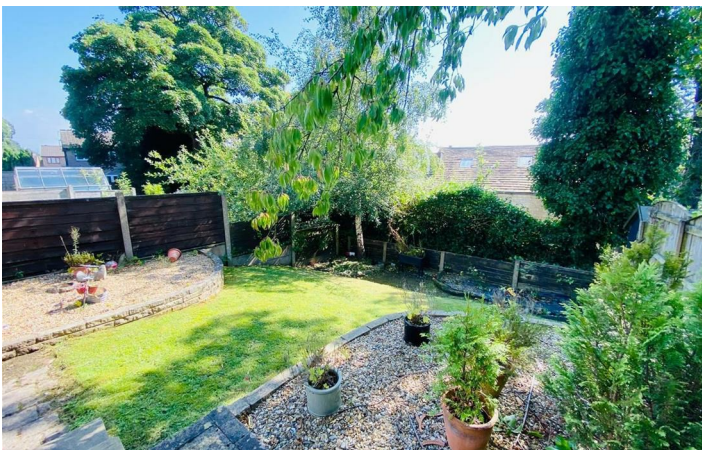
Council Tax Band

## VIEWINGS

Strictly by appointment with the Agents.



## Directions



# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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