

# DAWSONS

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## Wednesough Green, Hollingworth, Hyde, SK14 8LS

This stylishly re-decorated and spacious apartment stands on the 2nd floor of Albion Mill which was originally constructed in 1859 and sympathetically converted circa 2002, enjoying stunning forward views over Wednesough Green. Only an internal inspection will reveal the quality of the spacious and well planned accommodation with rooms of generous proportions and many architectural features including exposed brickwork, beamed ceilings and cast iron columns being evident.

The property is ideally located for a range of amenities with open countryside being within walking distance. As well as good accessibility to all local amenities there are excellent motorway connections via the M67 Junction in Mottram.

**Price £200,000**



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



# Wedneshough Green, Hollingworth, Hyde, SK14 8LS

- Luxury 2nd Floor Apartment
- Juliet Balcony with Delightful Views
- Good Commuter Links
- Recently Re-decorated
- 2 Double Bedrooms (Master with En-suite)
- Lift Access
- Fully Fitted Kitchen with Integrated Appliances
- Stunning Combination of Character and Contemporary Features
- Allocated Secure Undercroft Car Parking Space
- No Forward Vendor Chain

## Contd.....

The Accommodation briefly comprises:

Entrance Foyer with lift to all floors, Entrance Hallway, open plan Living Room with Kitchen, Master Bedroom with En-suite Shower Room, 2nd double Bedroom with fitted wardrobes,

Bathroom/WC with modern white suite

Externally the property has an allocated undercroft car parking space which is accessed via security gates.

## The Accommodation in Detail:

### Entrance Foyer

Lifts to all floors, access to bin store areas and underground parking (one allocated parking space to the subject property is provided).

### Entrance Hallway

Door entry system, central heating radiator, built-in storage cupboard.

**Open Plan Living Room with Fitted** storage unit below, low level WC, central heating radiator.

**Kitchen**  
27'0 x 19'0 maximum (8.23m x 5.79m maximum)

The Living Room area has French doors with Juliet balcony, two central heating radiators.

The Kitchen area has one and a half bowl inset sink with range of light oak wall and floor mounted units, integrated four ring induction hob with chimney hood over, integrated fridge freezer, integrated dish washer, plumbed for automatic washing machine.

### Bedroom (1)

19'6 x 9'9 (5.94m x 2.97m)

Built-in wall mounted TV, two double glazed windows, central heating radiator.

### En-suite

Modern white suite having shower cubicle, wash hand basin with vanity

### Bedroom (2)

14'7 x 10'5 (4.45m x 3.18m)

Fitted wardrobes and bedroom furniture, double glazed window, central heating radiator

### Bathroom/WC

8'2 x 6'4 (2.49m x 1.93m)

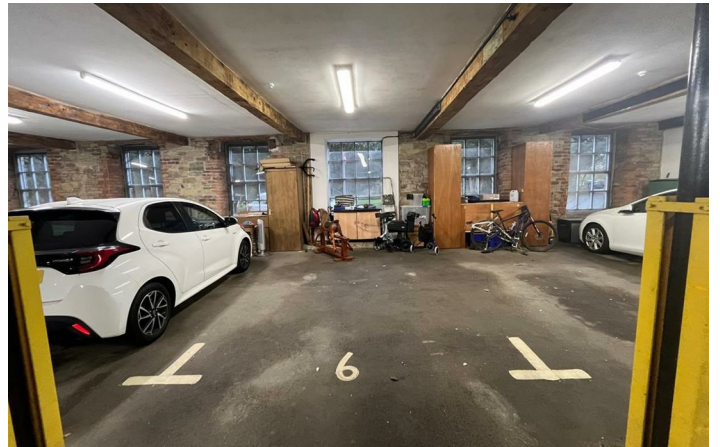
Modern white suite having tiled panel bath with mixer shower tap attachment, pedestal wash hand basin, low level WC, central heating radiator

### Externally:

Undercroft allocated car parking space



## Directions



# Floor Plan

## GROUND FLOOR



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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