

# DAWSONS

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## Fields Grove, Hollingworth, Hyde, SK14 8JS

Ideally suited to a growing family, this well-proportioned and well-presented extended semi-detached property sits within a pleasing size mature garden plot and comes onto the market in good order throughout.

With all local amenities being within easy reach and enjoying good commuter links we would highly recommend interested parties view the property at their earliest convenience.

**Offers Over £230,000**



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





# Fields Grove, Hollingworth, Hyde, SK14 8JS

- Extended Three-Bedroom Semi-Detached
  - Two Reception Rooms Plus Separate Kitchen
  - Long Range Views From The Front Upper Floor
  - Internal Inspection Highly Recommended
- Well Stocked Mature Garden Plots
  - uPVC Double-Glazing And Gas-Fired Central Heating With A Modern Central Heating Boiler (Fitted 2024)
  - Ideal Family House In A Popular And Convenient Residential Location
- Modern Fitted Kitchen And Stylishly Re-Fitted Four-Piece Bathroom Suite
  - Driveway Providing Off-Road Parking
  - Local Schools Within Easy Reach

### The Accommodation Briefly Comprises:

Entrance porch, entrance hallway, through lounge with feature Italian tiled fireplace which incorporates a multi-fuel stove, dining room with French doors onto the rear garden, separate kitchen with modern wall and floor mounted units and integrated appliances. To the first floor there are three well-proportioned bedrooms, bathroom/WC with modern white four-piece suite.

Externally, there are good size gardens to both front, side and rear and a driveway which provides off-road parking.

Local amenities can be found in Hollingworth with Glossop and Stalybridge town centres also being within reasonable travelling distance and provide a wider range of shopping and recreational amenities as well as excellent commuter links.

### The Accommodation In Detail Comprises:

#### GROUND FLOOR

##### Entrance Porch

uPVC double-glazed front door and windows.

##### Entrance Hallway

Composite style double-glazed security door, solid wood flooring and contemporary central heating radiator.

##### Lounge

22'1 x 10'10 maximum (6.73m x 3.30m maximum) Feature ltrdian tiled fireplace with accommodates a multi-fuel burning stove, two uPVC double-glazed windows, two central heating radiators.

#### Dining Room

12'8 x 8'10 (3.86m x 2.69m ) including understairs storage cupboard. further built-in cupboard, solid wood flooring uPVC double-glazed French doors onto the rear garden, central heating radiator.

#### Kitchen

11'6 x 7'9 (3.51m x 2.36m) Circular stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring gas hob, plumbing for automatic washing machine and dryer, plumbing for dishwasher, part-tiled, two uPVC double-glazed windows, uPVC double-glazed rear door, contemporary central heating radiator, loft access.

#### FIRST FLOOR

##### Landing

Loft access.

##### Bedroom 1

12'2 x 10'10 (3.71m x 3.30m) uPVC double-glazed window, central heating radiator.

##### Bedroom 2

10'10 x 9'6 (3.30m x 2.90m) Built-in storage cupboard, uPVC double-glazed window, central heating radiator.

##### Bedroom 3

9'0 reducing to 3'2 x 8'11 reducing to 5'7 (2.74m reducing to 0.97m x 2.72m reducing to 1.70m) Built-in bulkhead storage cupboard, laminate flooring, uPVC double-glazed window, central heating radiator.

#### Bathroom/WC

Modern white suite having panelled bath, low-level WC, separate shower cubicle, wash hand basin with vanity storage unit below, storage cupboard, part-tiled, uPVC double-glazed window, central heating radiator.

#### EXTERNAL

There is a well stocked front garden and there is also a driveway providing off-road parking.

The good size mature rear garden stretches to the gable elevation and there are numerous mature border plants, fruit trees and shrubs with patio areas.

#### TENURE

Tenure is Freehold - Solicitors to confirm.

#### COUNCIL TAX

Council Tax Band "B".

#### VIEWINGS

Strictly by appointment with the Agents.

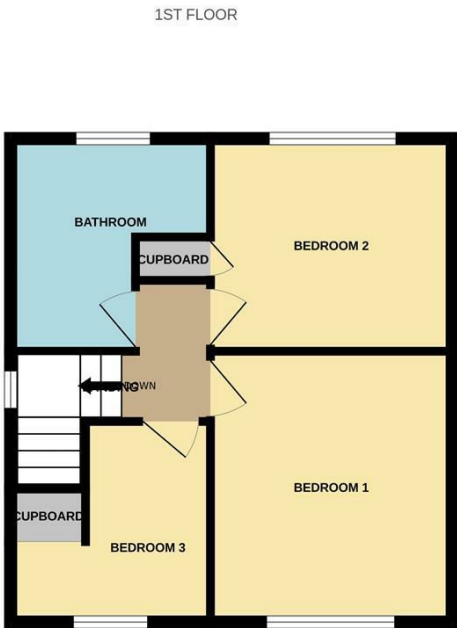


### Directions





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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