



# 3 Water Lane, Hollingworth, Hyde, Cheshire, SK14 8HT

Tucked away in the heart of Hollingworth, a stone built end terraced house with a walled frontage and sub-divided shared rear garden. Briefly comprising a front lounge with stone fireplace, a dining kitchen and utility room and upstairs there are two bedrooms and a bathroom with shower cubicle. Gas central heating and pvc double glazing. Energy Rating D

## £149,950

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Directions

From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting vale. Continue through the next set of traffic lights towards Brookfield and at the roundabout bear left into Woolley Lane. At the traffic light junction turn right onto Market street and continue into Hollingworth where Water Lane is on the right hand side.

### GROUND FLOOR

#### Lounge

13'6" (less chimney breast) x 13'3"

Double glazed composite front door, pvc double glazed front and side windows, central heating radiator, dressed

stone fireplace, gas and electric meter cupboard, tv aerial point and door leading through to:

#### Dining Kitchen

13'4" x 12'1" (less stairs)

A range of fitted kitchen units including base cupboards and drawers, built-in electric oven, work top over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, central heating radiator, stairs leading to the first floor and door to:

#### Utility Room

Ideal gas fired combination boiler and radiator, plumbing for an automatic washing machine, pvc double glazed rear

windows, tiled floor and composite stable type external rear door.

## FIRST FLOOR

### Landing

Access to the loft space, linen cupboard and doors to:

### Bedroom One

12'7" (less robes) x 10'5"

Pvc double glazed front window, central heating radiator, fitted wardrobes and cupboards.

### Bedroom Two

9'2" x 8'2" (min)

Pvc double glazed rear window and central heating radiator.

### Bathroom

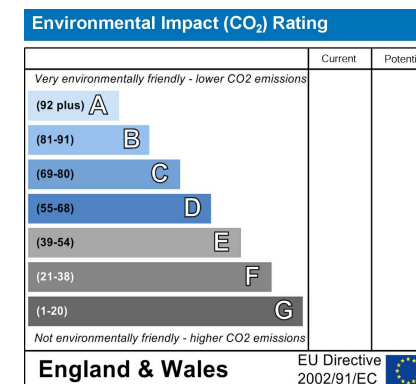
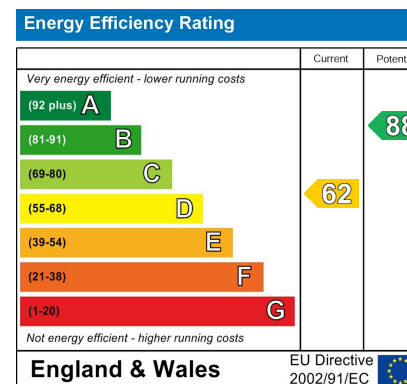
A suite including a corner path, pedestal wash hand basin and close coupled wc, separate shower cubicle, pvc double glazed rear window and central heating radiator.

## OUTSIDE

### Gardens

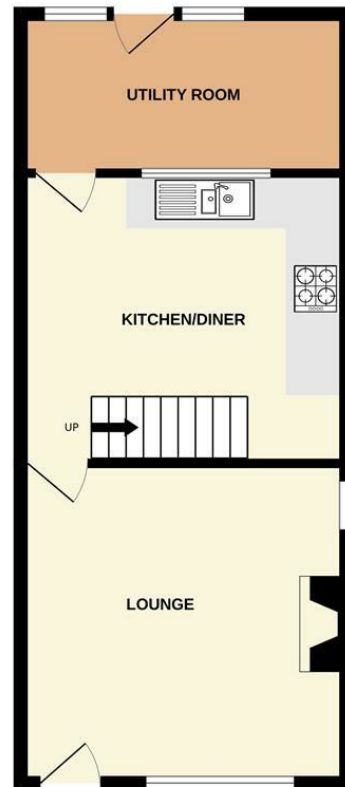
The property has a walled frontage and a sub-divided by agreement, shared rear garden and garden shed.

Our ref: Cms/cms/1026/23

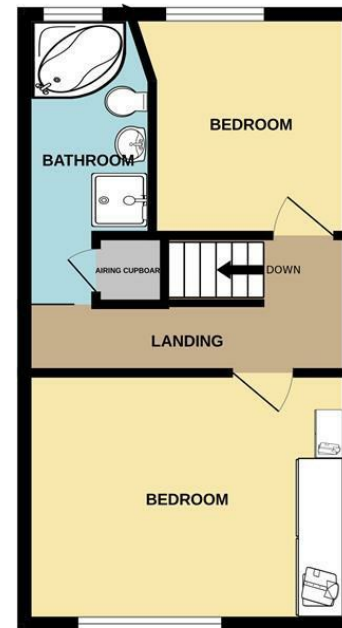




GROUND FLOOR



1ST 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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