



**GASCOIGNE
HALMAN**

Taylor Street, Hollingworth, Hyde
£275,000

THE AREA'S LEADING ESTATE AGENCY



A lovely property for first time buyers and home movers alike, this deceptively spacious three bedroom, two reception room period semi-detached property boasts a modern kitchen and fresh decor to most rooms. Viewing is recommended to fully appreciate both the size and overall standard of accommodation throughout.

Property details

- A Superb Period Semi-Detached Property
- Cellar, Loft Storage and Garden Room
- Enclosed Forecourt and Rear Courtyard Style Garden
- Four-Piece Bathroom Suite
- Ideal For First Time Buyers and Home Movers Alike
- Modern Refitted Kitchen
- Period Features
- Spacious Entrance Hall and Landing
- Three Well-Proportioned Bedrooms
- Two Generous Reception Rooms



About this property

This spacious period property balances the old with the new very well indeed. Buyers will be wowed by the high ceilings and original coving in the living room, whilst a recently refitted kitchen with contrasting base and wall units and integrated appliances adds a modern touch to proceedings. Other distinguishing features include dual aspect windows in the two reception rooms and main bedroom, good internal storage in the cellar, a "lean to" garden room and loft space, and bright and airy hallway and landing areas.

In further detail the accommodation comprises a generous entrance hall with original coving, Victorian style tiled flooring, stairs to the first floor and access into both reception rooms. The front facing living room includes dual aspect uPVC double glazed windows, original ceiling coving, a feature fireplace with timber mantle over and shelving built into the chimney breast recess. The equally generous dining room also features dual aspect uPVC double glazed windows and built-in cupboards, plus access into the lower ground floor cellar and kitchen. The refitted kitchen comprises contrasting base and wall units with subtle tones and thin wooden worktops and metro tile splashbacks which add to the modern and stylish appearance. Integrated appliances include a fridge freezer, an eye level electric double oven, an induction hob, a dishwasher and a washing machine and there is a monochrome composite sink with drainer and mixer tap. Adjacent to the kitchen is a garden room with uPVC double glazed windows and a door to the rear garden and polycarbonate roof panels. This is a great practical storage space that also provides access to and from the enclosed rear courtyard.

There are three bedrooms and a bathroom off the generous first floor landing, along with loft access to a spacious storage area that could be more formally converted into a good sized bedroom at a later stage if so desired. The large main bedroom faces to the front and enjoys plenty of natural light through twin uPVC double glazed windows to the front and a uPVC double glazed window on the gable. There is ample space for bedroom furniture. Bedroom two sits at the rear and is a fair sized double room with fitted wardrobes and bedroom three, currently used as a home office space is a good sized single room with a uPVC double glazed window to the gable. The bathroom has been well thought out and comprises a panelled bath with mixer tap, a separate corner shower cubicle, a pedestal wash hand basin with mixer tap and a close coupled WC. There is also a built-in storage cupboard, a heated towel rail, fully tiled walls and a uPVC double glazed frosted glass window to the rear.

Externally the property benefits from a pleasant forecourt garden with a low level stone wall, wrought iron spear tipped railings and a wrought-iron gate, along with two planted herbaceous beds. The enclosed rear courtyard style garden is a reasonable size with stone flags, a raised planter bed and a brick outbuilding.







DIRECTIONS

SK14 8PA

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

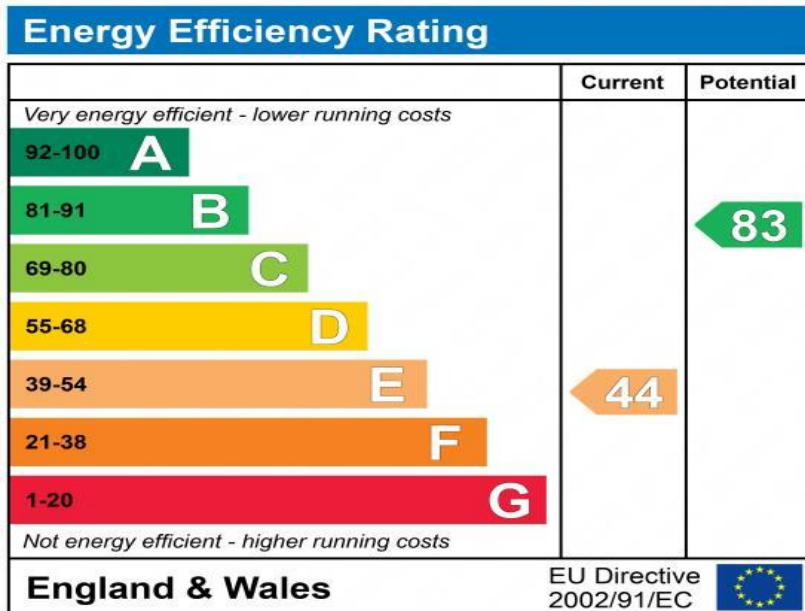
LOCAL AUTHORITY

Tameside MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

To Be Confirmed

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

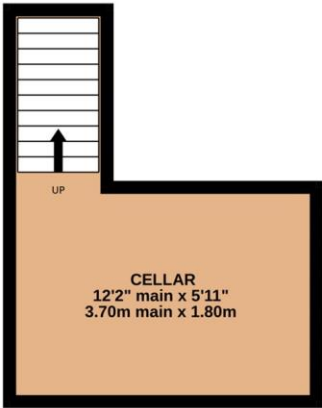
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

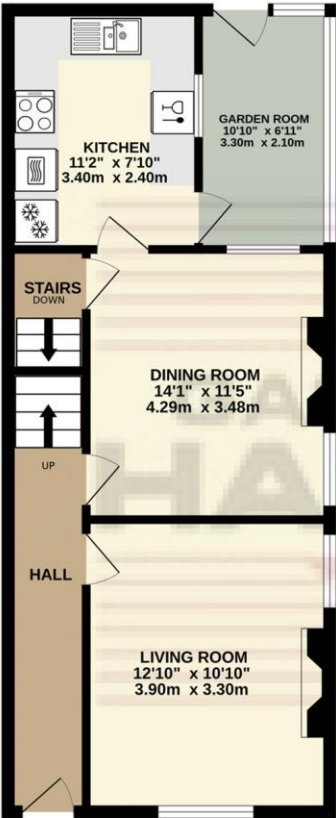
No

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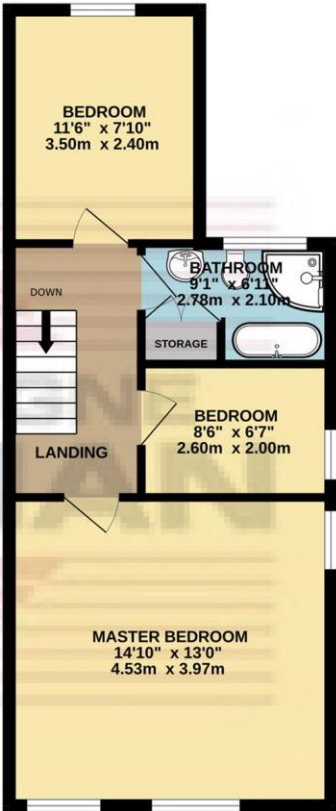
BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR





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