



Cross Street
Hollingworth, SK14 8NZ

Offers over £285,000



There's no agent like home

****NO VENDOR CHAIN****Situating in the popular village of Hollingworth, this beautifully presented three-bedroom home offers an exceptional blend of style, space, and practicality. Ideally positioned close to local amenities, schools, and excellent transport links for commuters, the property also benefits from its proximity to open countryside, picturesque reservoir walks, and charming nearby villages and towns.

Upon entering, you are welcomed into an entrance hall that leads into a spacious lounge, a perfect setting for relaxing and entertaining. The room is beautifully enhanced by elegant French doors that open into a stunning orangery, allowing an abundance of natural light to flood the space while creating a seamless connection to the garden. This additional living area provides a versatile space that can be used for dining, a second sitting area, or even a playroom. The well-appointed kitchen/diner offers ample storage and workspace, making it an ideal hub for family meals and social gatherings.

The first floor comprises three well-proportioned bedrooms, each offering comfort and flexibility for family living. A contemporary shower room and a separate WC adds extra convenience.

Externally, the property continues to impress. A spacious double driveway at the front provides ample off-road parking. The enclosed rear garden is beautifully maintained, featuring a lovely patio area that is perfect for outdoor dining and relaxation. Steps lead up to a well-kept lawn, offering additional space for children to play or for those who enjoy gardening.

This immaculately presented home is a fantastic opportunity for families, couples, or professionals looking for a stylish and spacious property in a desirable location. With generous interiors, a beautiful orangery, and a fantastic outdoor space, this home is not to be missed. Early viewing is highly recommended!



GROUND FLOOR

Entrance Hall

Door to side, double glazed window to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge 18'2" x 10'10" (5.54m x 3.30m)

Double glazed window to front, remote control living flame gas fire, radiator, double doors leading to sun room.

Kitchen/Diner 18'2" x 12'0" (5.54m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built-in oven, built-in hob with extractor hood over, Worcester boiler (5 years old), double glazed window to front, double glazed window to rear, radiator, door leading to:

Sun Room 11'0" x 19'5" (3.35m x 5.91m)

Two double glazed windows to rear, two radiators, glazed lantern roof, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'4" x 10'10" (3.46m x 3.31m)

Double glazed window to front, fitted bedroom furniture radiator.

Bedroom 2 12'5" x 8'9" (3.79m x 2.67m)

Double glazed window to front, radiator.

Bedroom 3 6'6" x 10'11" (1.98m x 3.33m)

Double glazed window to rear, radiator.

Shower Room 5'5" x 8'9" (1.65m x 2.67m)

Two piece suite comprising shower enclosure and vanity wash hand basin, tiled walls, double glazed window to rear, heated towel rail.

WC

Double glazed window to rear, fitted with low-level WC, tiled walls, heated towel rail.

OUTSIDE

Double driveway to the front of the property. Enclosed garden to the rear with paved patio seating area and step leading up to lawn.

DISCLAIMER

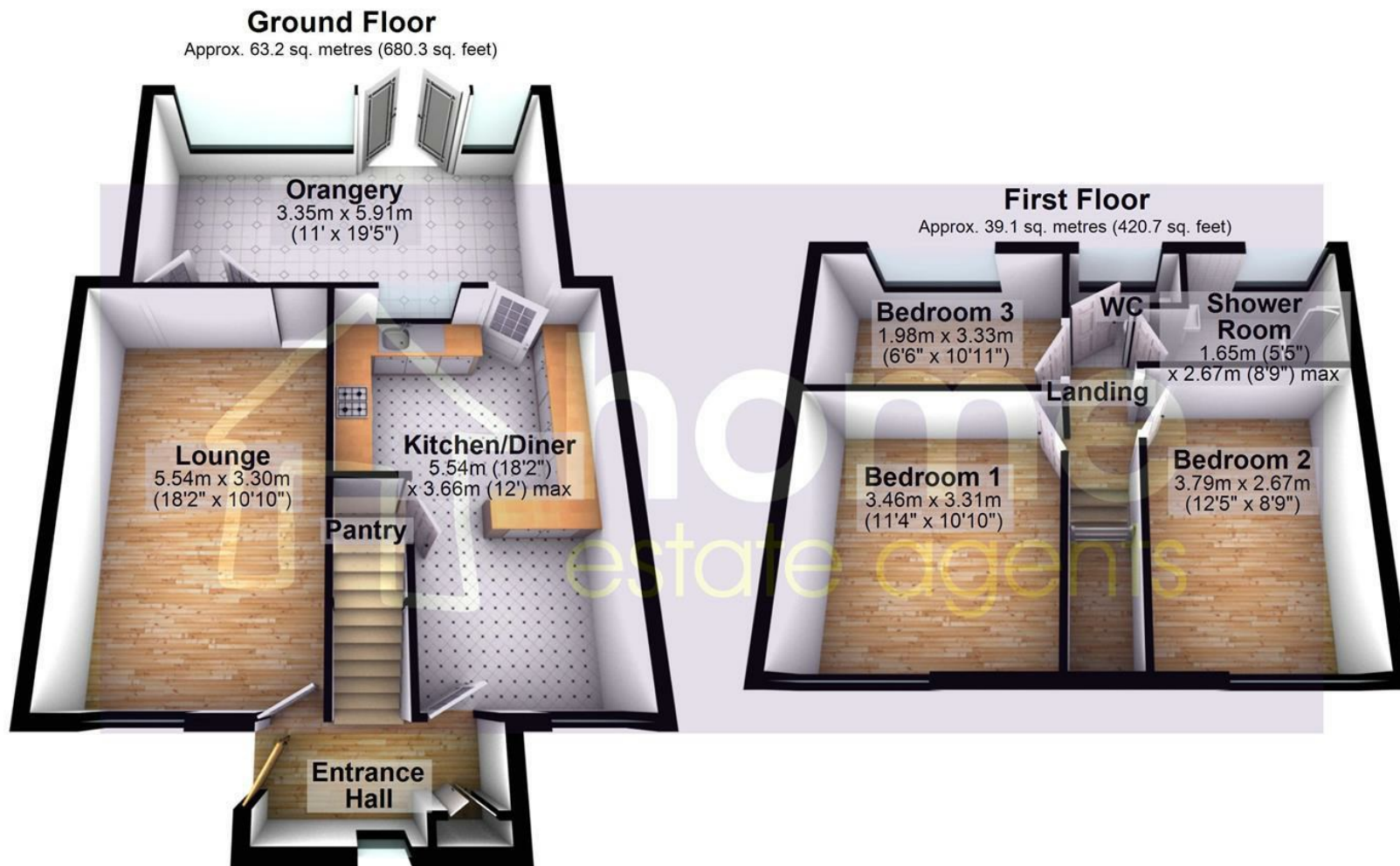
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

| Energy Efficiency Rating | | |
|-----------------------------------------------------------------|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |