

123 Woolley Lane, Hollingworth, Via Hyde, SK14 8NN



- FREEHOLD
- Stone Cottage
- Two DOUBLE Bedrooms
- Kitchen/Diner
- Forecourt Garden
- Private Rear Enclosed Courtyard
- Countryside Views
- Ideal First Home
- Ideally Placed for M60 Commuting
- BTL Investment Opportunity

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MAIN DISCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this mid stone terrace cottage, ideally situated for the M60 motorway network.

The historic village of Hollingworth is ideally placed for the M60 & M67 motorway networks, schools, local shopping facilities, chemist, clinic and neighbouring villages of Tintwistle and Hadfield with stunning countryside nearby.

The property is an ideal first time buyer home and would equally attract the buy to let investor. The accommodation in brief comprises; Lounge and Kitchen/Diner with Pantry to the ground floor and TWO DOUBLE bedrooms and Bathroom to the first floor.

Externally there is a forecourt garden and private and fully enclosed rear courtyard.

This quaint cottage enjoys countryside views to the front elevation.



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LOUNGE

12' 9" x 11' 6" (3.89m x 3.51m) uPVC double glazed window to the front elevation, external door through to lounge, meter point cupboard, gas coal effect fire with fire surround, ceiling light point, wall mounted radiator, 2 x time wall light points, TV aerial point and internal door through to kitchen diner.



KITCHEN/DINER

14' 1" x 8' 0" (4.29m x 2.44m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with over hob extractor fan, plumbing for automatic washing machine, wall mounted boiler, under stairs pantry, wall mounted radiator, external door providing access to the rear garden and uPVC double glazed window to the rear elevation.



LANDING

Stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation.



MAIN BEDROOM

13' 2" x 13' 0" (4.01m x 3.96m) A generous double bedroom with uPVC double glazed window to the front elevation with countryside views, ceiling light point, wall mounted radiator and built-in storage cupboard.



BEDROOM TWO

8' 9" x 8' 4" (2.67m x 2.54m) A further double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and built-in closet with loft access.



BATHROOM

5' 6" x 5' 0" (1.68m x 1.52m) A three-piece suite comprising; low-level w/c, pedestal sink unit and bath with over bath shower, uPVC double glazed window to the rear elevation, ceiling spotlights, splashback tiling and wall mounted radiator



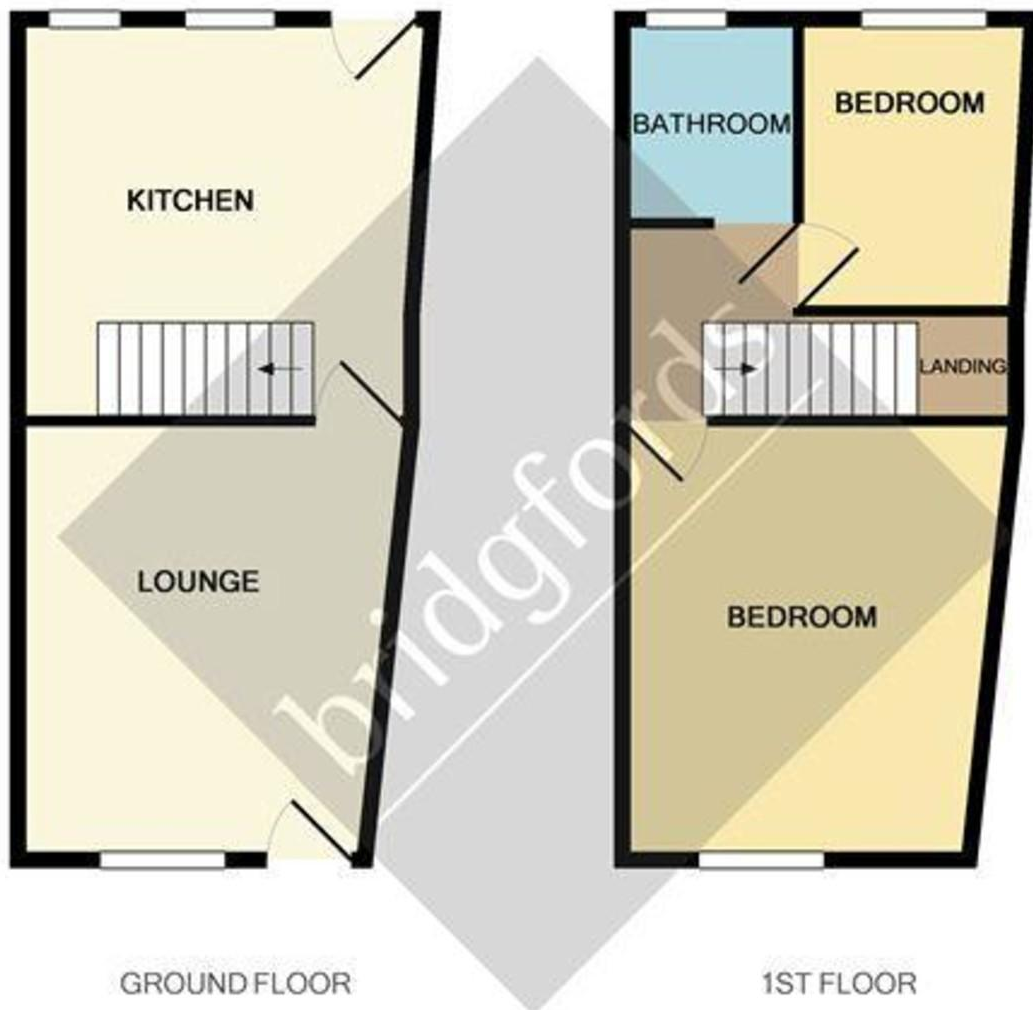
EXTERNAL

FRONT - Walled and Gated forecourt

REAR - Fully Enclosed and Private rear Courtyard with shed.

DISCLAIMER

Tenure – FREEHOLD - Council Tax Band – A - EPC Rate - D



Measurements are approximate. Not to scale. Illustrative purposes only
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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
 Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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