

15 Holly Bank, Hollingworth, Via Hyde, SK14 8QL



- GARAGE & DRIVEWAY
- Semi Detached Family Home
- Three Bedrooms
- Lounge
- Conservatory

- Kitchen/Diner
- Family Bathroom
- Spacious Entrance Porch
- cul-de-sac Location
- Countryside Views

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MAIN DESCRIPTION

GARAGE & DRIVEWAY

Stepping Stones are delighted to offer for sale this well-presented Semi Detached Family Home situated within a cul-de-sac position on the desirable Holly Bank Development in Hollingworth.

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 enjoys far reaching countryside views and is the perfect home for the small family with accommodation comprising; Entrance Porch, Lounge, Kitchen/Diner and Conservatory to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there is a driveway and garage and both front and rear gardens.



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PORCH

4' 7" x 3' 6" (1.4m x 1.07m) Entrance porch with uPVC double glazed entrance door and window, ceiling light point, consumer unit, power points, internal door to lounge.

LOUNGE

16' 0" x 15' 0" (4.88m x 4.57m) uPVC double glazed bay window to the front elevation, wall mounted radiator x 2, TV aerial point, 2 x ceiling light points, stairs to the first for accommodation, under stair storage cupboard and internal door through to kitchen diner.

KITCHEN/DINER

14' 9" x 8' 0" (4.5m x 2.44m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, uPVC double glazed stable door providing access to the side elevation, boiler housing, integrated microwave, electric oven and four ring hob with over hob extractor fan, double sink and drainer unit, plumbing for automatic washing machine, uPVC double glazed window to the rear elevation, ceiling light points x 2, patio sliding doors providing access to the conservatory, wall mounted radiator.

CONSERVATORY

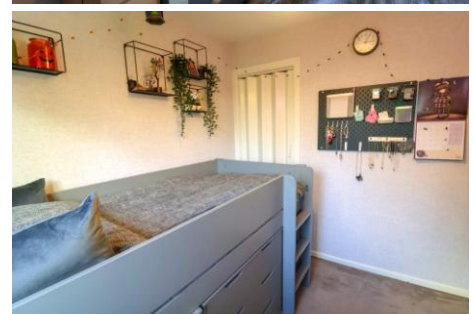
8' 5" x 8' 0" (2.57m x 2.44m) uPVC double glazed conservatory to the rear elevation with patio doors to the rear garden, wall light point x 2, wall mounted radiator.

LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

12' 4" x 8' 3" (3.76m x 2.51m) A double bedroom with uPVC double glazed window to the front elevation, a range of fitted wardrobes and over bed storage, wall mounted radiator, ceiling fan light.



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BEDROOM TWO

8' 3" x 8' 3" (2.51m x 2.51m) uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, built-in storage closet.

BEDROOM THREE

9' 2" x 6' 5" (2.79m x 1.96m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m) A three-piece suite comprising; low-level w/c, wall hung sink unit and bath with over bath shower and mixer tap with handheld shower, uPVC double glazed window to the rear elevation, ceiling light, extraction fan, floor to ceiling splashback tiling, wall mounted chrome heated towel rail.

EXTERNAL

Front Lawned garden and driveway leading to a garage and rear garden with both lawn and patio areas.

DISCLAIMER

Tenure - Leasehold

Term - 999 years from 1995

Annual Ground Rent - £35.00 per annum

Council Tax Band - C

EPC Rate - Awaiting



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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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.