

## 8 Holly Bank, Hollingworth via Hyde SK14 8QL



- FREEHOLD
- Semi Detached Family Home
- 2 x Double Bedrooms
- Family Bathroom
- True Kitchen / Diner

- Spacious Lounge
- Front & Lovely Rear Private Gardens
- Driveway
- Cul-de-Sac Position
- Countryside Views

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## MAIN DESCRIPTION

\*\*\*FREEHOLD\*\*\* Stepping Stones are delighted to offer for sale this immaculately presented semi detached property situated in a cul-de-sac position enjoying countryside views.

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.

This lovely home has been well maintained and has tastefully decorated accommodation which in brief comprises; Entrance Porch, Generous yet cosy Lounge, True Kitchen Diner, Two Double Bedrooms and a Bathroom.

Externally there is a front grassed lawn with side driveway and gated access to a beautifully maintained and landscaped private rear garden with patio, decked and lawn areas, garden shed, summer house with electric point and lights.

Viewing is highly recommended and would suit a small family or couple.



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## ENTRANCE PORCH

4' 5" x 3' 8" (1.35m x 1.12m) uPVC double glazed external door and window, ceiling light point, internal door to lounge, wall mounted radiator.



## LOUNGE

13' 7" x 13' 2" (4.14m x 4.01m) A generous sized lounge with uPVC double glazed bay window to the front elevation, wall mounted radiator x 2, gas coal effect fire with fire surround, ceiling light point, stairs to the first floor accommodation, internal door through to kitchen/diner.



## KITCHEN/DINER

13' 2" x 11' 4" (4.01m x 3.45m) A range of high and low fitted kitchen units with contrasting worksurfaces, under cupboard lighting and splashback tiling, space for gas oven, uPVC double glazed window and French doors providing access to the rear garden and uPVC double glazed external door to the side elevation, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for slimline dishwasher and space for condensing dryer, wall mounted radiator, ceiling light point.



## LANDING

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



## BEDROOM ONE

13' 3" x 8' 9" (4.04m x 2.67m) A generous sized double bedroom with 2 x uPVC double glazed windows to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, fitted wardrobe, built-in closet.



## BEDROOM TWO

9' 8" x 8' 2" (2.95m x 2.49m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, walkin double wardrobe.



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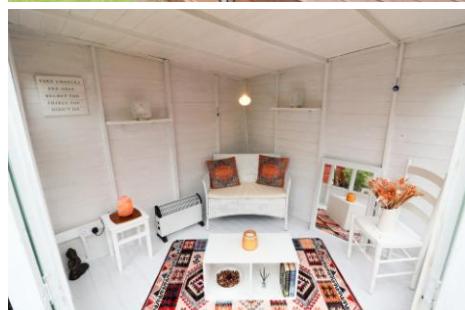
## BATHROOM

Bathroom suite comprising; low-level WC, pedestal sink unit and corner electric shower, ceiling light point, wall mounted chrome heated towel rail, uPVC double glazed window to the side elevation, floor to ceiling splashback tiling.



## EXTERNAL

Front grassed lawn with side driveway and gated access to a beautifully maintained and landscaped private rear garden with patio, decked and lawn areas, garden shed, summer house with electric point and lights.



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## DISCLAIMER

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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

Tenure - FREEHOLD

Council Tax Band - B

EPC Rate - C

## 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. The floorplan is for identification 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.  
Made with floorplan 2022.

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