



Asking Price
£160,000

SALES AND LETTINGS

23 Woolley Lane, Hollingworth, Via Hyde, SK14 8NW



- NO VENDOR CHAIN
- Mid Stone Terrace Cottage
- Two Bedrooms
- Useful Loft with Roll Top Bath
- Kitchen / Diner

- Cosy Lounge
- Private Forecourt & Rear Gardens
- Open Countryside Aspect to Front
- Ideal for M60 Motorway Networks
- Ideal first home or BTL Investment

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

A delightful two-bedroom, garden-fronted stone cottage boasting character, space and superb open views to the front. Ideally positioned for excellent access to the M60 motorway network, this property makes an ideal first home or buy-to-let investment.

Inside, the cottage features a welcoming lounge, a spacious kitchen/diner, two well-proportioned bedrooms and a modern shower room. A standout feature is the impressive loft room, complete with its own loft bathroom featuring a luxurious roll-top bath, offering a perfect retreat or flexible storage space

To the rear is a private yard, ideal for relaxing or outdoor dining and use of a well maintained communal garden space.

With its attractive stone frontage, practical layout and excellent transport links, this charming cottage offers comfort, convenience and great potential.



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LOUNGE

13' 5" x 12' 9" (4.09m x 3.89m) Bright front lounge with white uPVC double-glazed window to the front elevation. Features include an electric fireplace with wood surround, built-in low-level storage, cupboards beneath the window, large chimney breast with wall lights on either side, and ceiling pendant light. Internal half-glazed timber door leads through to the kitchen.



KITCHEN/DINER

13' 5" x 11' 6" (4.09m x 3.51m) Located to the rear, the kitchen includes an L-shaped layout with wood-effect laminate worktops and a stainless-steel 1.5 bowl sink with drainer. Cream high and low-level units with chrome handles, white ceramic tiled splash backs. Appliances include; Freestanding electric stove with four-ring hob and extractor, Freestanding slimline dishwasher. Space for under-counter washing machine, Space for under-counter fridge and freezer, Gas central heating boiler. Wall mounted radiator, Central ceiling light, Small storage area under the stairs, uPVC double-glazed rear window and a half-glazed composite door opening onto the rear yard.



BEDROOM ONE

12' 8" x 11' 8" (3.86m x 3.56m) Large double bedroom with uPVC white double-glazed sash window to the front elevation, single panel radiator, decorative fireplace to chimney breast, and ceiling pendant.



SHOWER ROOM

5' 7" x 4' 7" (1.7m x 1.4m) Modern shower room with quadrant enclosure, fully tiled walls in grey ceramic tiles, matching grey tiled floor, electric shower, extractor fan, low-level WC, wash basin with cupboard below, gas central heating towel radiator, and spotlights to the ceiling.



BEDROOM TWO

8' 4" x 5' 7" (2.54m x 1.7m) uPVC double-glazed window to the rear elevation, ceiling light with fan, single panel radiator, and stripped wooden floorboards.

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SECOND FLOOR LOFT ROOM

15' 9" x 13' 5" (4.8m x 4.09m) Accessed via timber stairs from the first-floor landing. Open-plan loft room with double panel radiator, double-glazed Velux-style window, ceiling pendant, and vaulted ceiling. Archway leads into the loft bathroom.

LOFT BATHROOM

8' 3" x 4' 3" (2.51m x 1.3m) Roll-top style bath, double-glazed Velux window, spotlights to the ceiling, and simple, clean décor.

EXTERNAL

Small private garden to the front elevation with lovely countryside views and to the rear is a private rear yard with concrete slab paving, small storage outbuilding, and timber gate leading to shared access for bins.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £5.33 approx per annum

Leasehold Term - 999 years with 852 remaining

EPC Rate - D

Council Tax Band Rating - A

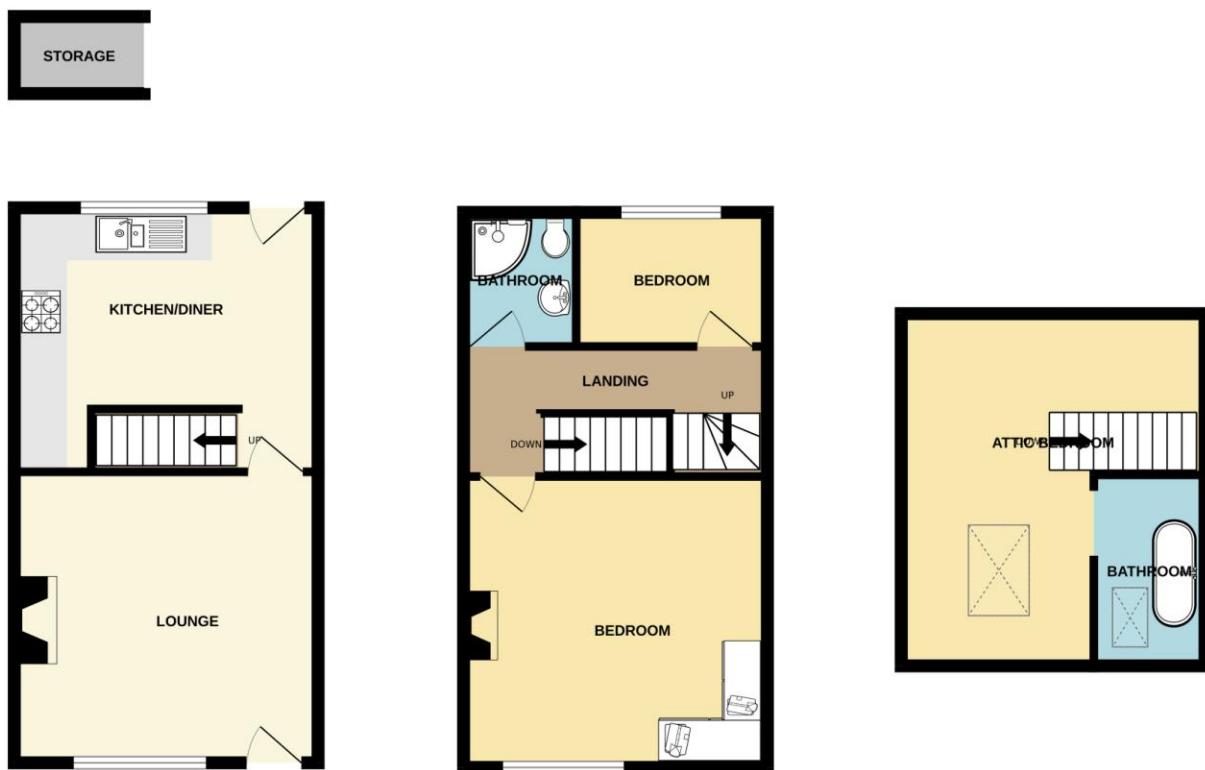
Council – Tameside Borough Council

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GROUND FLOOR

1ST FLOOR

2ND FLOOR



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