

**157 Woolley Lane, Hollingworth, Via Hyde, SK14 8NN**



- NO VENDOR CHAIN
- Two DOUBLE Bedrooms
- Spacious Lounge with High Ceilings
- True Kitchen/Diner
- Front & Rear Courtyard
- Neutral Decor Throughout
- Local Amenities and Transport links
- Gas Central Heating & D/G
- Council Tax Band A
- Ideal First Time Buyers/Downsizers

# 157 Woolley Lane, Hollingworth, Via Hyde, SK14 8NN

## MAIN DESCRIPTION

### \*\*\*NO VENDOR CHAIN\*\*\*

This two-bedroom terrace on Woolley Lane offers well-proportioned accommodation in the heart of Hollingworth. The property features a forecourt garden, high ceilings, and two double bedrooms, with a spacious lounge and a true kitchen/diner on the ground floor. To the rear, there is a small private courtyard and access to a communal garden, providing additional outdoor space.

Hollingworth benefits from a range of local amenities, including the Gunn Inn, shops, cafés, and scenic walking routes. The property is well placed for local transport links to Glossop, Manchester, and surrounding towns, with the M67 and wider motorway network easily accessible for commuters.

Ideal for first-time buyers, downsizers, or investors, this home combines practical living spaces with a convenient location in a well-established village.





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## VESTIBULE

External door leading into the vestibule with a ceiling light point and internal door through to the lounge.

## LOUNGE

13' 3" x 12' 5" (4.04m x 3.78m) A generous-sized lounge with high ceilings and a uPVC double-glazed window to the front elevation. Includes a wall-mounted radiator, ceiling-light point, stop tap and meter point cupboard, and an internal door leading through to the kitchen diner.

## KITCHEN/DINER

13' 3" x 9' 3" (4.04m x 2.82m) A true kitchen/diner with a range of high and low kitchen units with contrasting work surfaces and splash back tiling. Features include an integrated electric oven, gas hob with over hob extractor fan, wall-mounted combination boiler, stainless steel sink and drainer with mixer tap, and plumbing for an automatic washing machine. Wall-mounted radiator, ceiling spotlights, under-stairs storage cupboard and a uPVC double-glazed window and an external door to the rear elevation. Stairs lead to the first-floor accommodation.

## LANDING

Stairs from the ground floor to the first-floor landing with a ceiling-light point and internal doors to the first-floor rooms.

## MAIN BEDROOM

13' 3" x 12' 5" (4.04m x 3.78m) A generous double bedroom with a uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling-light point and built-in closet.

## SECOND BEDROOM

9' 4" x 8' 0" (2.84m x 2.44m) A further double bedroom with a uPVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling-light point.



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## BATHROOM

6' 7" x 4' 5" (2.01m x 1.35m) A three-piece suite comprising a low-level WC, bath with over-bath shower, and sink with cabinet unit. Features splash back tiling, wall-mounted radiator, ceiling spotlights, and a uPVC double-glazed window to the rear elevation.



## EXTERNAL

The property benefits from a flagged forecourt with steps to the front door, and to the rear a small private courtyard with a wooden gate and access to a communal yard.

## DESCRIPTION

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £1.50 p.a

Leasehold Term – 999 years from 1878 – 852 remaining

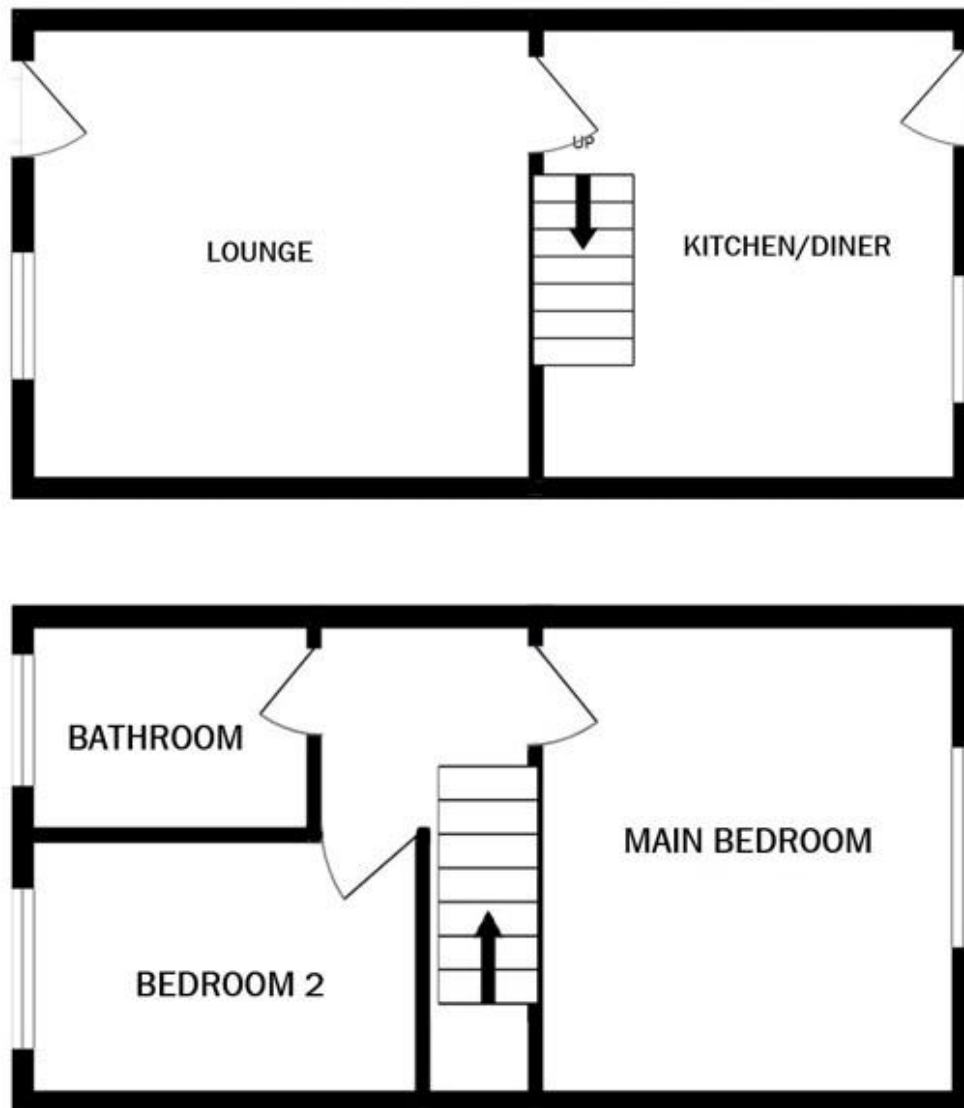
EPC Rate - C

Council Tax Band Rating - A

Council – Tameside Borough Council

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