



## Wedneshough Green

Hollingworth, SK14 8LS

£195,000



We are thrilled to present this immaculate apartment, currently listed for sale in a sought-after location. The property offers excellent public transport links and is ideally situated near local schools and amenities, making it an ideal choice for first time buyers and families alike.

The flat boasts an EPC rating of B, indicating a high level of energy efficiency. This property falls under council tax band C, ensuring reasonable tax rates for potential homeowners.

One of the most outstanding features of this property is its open-plan layout. The kitchen and reception room share a generously spacious, open layout, creating a perfect space for family interaction and entertainment, inviting memorable family meal times or entertaining guests. Additionally, the lounge area features large windows, allowing an abundance of natural light to flood the living space, enhancing the overall aesthetic and providing a warm, welcoming atmosphere.

The property benefits from two double bedrooms, with the master bedroom being particularly spacious. These rooms provide the perfect retreat after a long day, ensuring comfort and tranquility for all residents.



Lounge/Kitchen/Diner 18'02 x 19'09 (5.54m x 6.02m)

Bedroom 1 15'01 x 13'00 (4.60m x 3.96m)

Bedroom 2 9'10 x 10'00 (3.00m x 3.05m)

Bathroom 6'00 x 8'03 (1.83m x 2.51m)

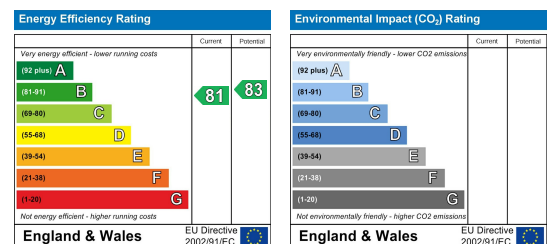
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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