



**jordan fishwick**

15 WOOD STREET HOLLINGWORTH HYDE SK14 8NL

£220,000

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**\*\* SEE OUR VIDEO TOUR \*\*** No Onward Chain Tucked away on a no through road within the heart of Hollingworth, an immaculately presented, stone built mid terraced house, guaranteed to be of special interest to any First Time Buyers. Briefly comprising of a front lounge, a modern shaker style dining kitchen with oven and hob, two first floor bedrooms and a modern shower room. Outhouse and enclosed rear garden. Energy Rating

### GROUND FLOOR

#### Lounge

13'8 (max) x 13'1

Double glazed composite front door, pvc double glazed front window, central heating radiator, two wall light points, electric and gas meter cupboard, door through to:

#### Dining Kitchen

14'3 x 9'3

A range of fitted shaker style kitchen units finished in grey and including base cupboards and drawers, built-in electric oven, work tops over with an inset single drainer one and a half bowl sink with mixer tap, gas hob and filter hood, matching wall cupboards, Baxi gas fired combination boiler and radiator, understairs cupboard, pvc double glazed rear window, composite external rear door and stairs leading to:

### FIRST FLOOR

#### Landing

#### Bedroom One

13'8 x 13'0 (max)

Pvc double glazed front window and central heating radiator, storage cupboard.

#### Bedroom Two

9'4 x 8'8

Pvc double glazed rear window and central heating radiator.

#### Shower Room

Shower cubicle, close coupled wc and wash hand basin with mixer tap and vanity unit, chrome finish towel radiator and pvc double glazed rear window.

### OUTSIDE

#### Outhouse & Enclosed Rear Garden

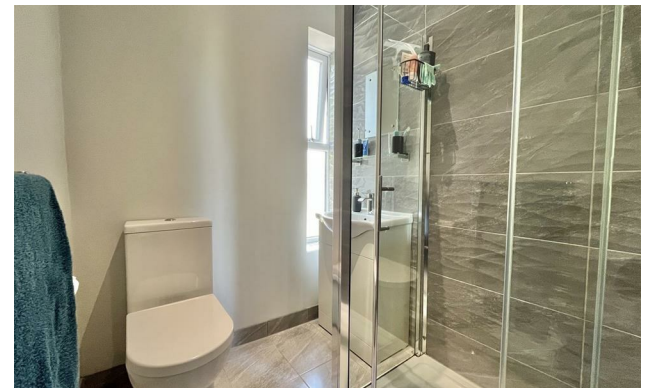
Attached outhouse with power, light and plumbing for an automatic washing machine, gated yard area and

low maintenance rear garden with decorative slate and decked area.

Our ref: Cms/cms/0527/26

#### Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	