



## 100 Taylor Street, Hollingworth

£165,000 Freehold

- Stone Semi Detached Family Home • Entrance Hallway • Two Reception Rooms • Kitchen • Three Bedrooms
- Spacious Shower Room • Private Rear Courtyard Style Garden with Shed • Close to M60 Motorway Networks
- Close to local schools, Shops and Restaurants • Excellent Transport Links

**All interested parties are encouraged to submit a sealed bid no lower than £160,000 with their buying status before 14th June 2026.**



Presenting this attractive three bedroom stone semi detached family home, ideally situated in a sought-after residential area with excellent access to the M60 motorway network, local schools, shops, and restaurants.

This well-proportioned property offers an inviting entrance hallway that leads to two generous reception rooms, providing versatile space for both family living and entertaining. The kitchen is positioned to the rear of the property and offers ample scope for modernisation to create a contemporary cooking space tailored to your needs.

Upstairs, you will find three well-sized bedrooms, each offering comfortable accommodation for a growing family or those seeking additional space for a home office or guest room. The spacious shower room is bright and functional, with potential for further enhancement to suit modern tastes.

The home benefits from a practical layout and retains many original features, presenting a wonderful opportunity for buyers wishing to put their own stamp on a characterful property.

With an EPC rating of C, the property offers energy efficiency and the potential for further improvements.

The location is particularly convenient for commuters, with excellent transport links close by, ensuring easy access to Manchester and surrounding areas.

This property is ideally suited for families, professionals, or those seeking to invest in a home with scope for modernisation in a highly desirable location.

Early viewing is highly recommended to fully appreciate the size, layout, and potential this charming stone semi detached house has to offer.

Council Tax band: B

Tenure: Freehold



### Vestibule

External door to vestibule with internal timber and glazed door to hallway

### Hallway

Stairs to the first floor accommodation, internal doors to the ground floor, wall mounted radiator, ceiling light point.

### Lounge

10' 5" x 10' 1" (3.18m x 3.08m)

uPVC double glazed Window to the front elevation with church aspect. Wall mounted radiator, ceiling light point, meter point cupboard, opening through dining room room.

### Dining

13' 1" x 9' 6" (3.99m x 2.90m)

A generous sized 2nd reception room with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, gas cool affect fire with fire surround, original storage cupboard

### Kitchen

14' 0" x 7' 7" (4.26m x 2.30m)

A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, plumbing for washing machine, external door providing access to the garden, uPVC double glazed window to the rear elevation, ceiling light point, under stair storage area.

### Landing

Stairs from the ground to the first floor, loft access point,





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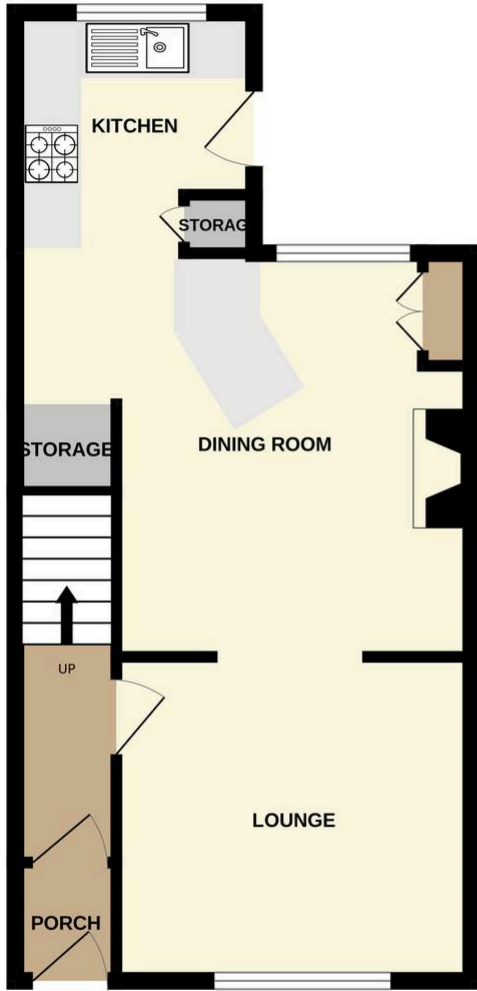
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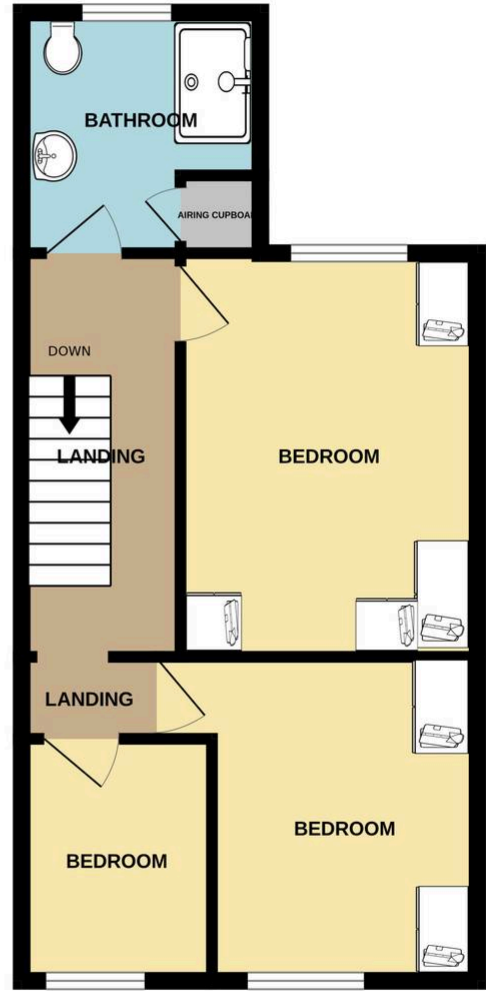
## **GARDEN**

To the rear is a walled courtyard-style garden with a storage shed.

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. This plan is for illustrative 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.  
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