



123 Woolley Lane, Hollingworth

£169,950 Freehold

FREEHOLD • Stone Cottage • Two DOUBLE Bedrooms • Kitchen/Diner • Forecourt Garden • Private Rear Enclosed Courtyard • Countryside Views • Ideal First Home • Ideally Placed for M60 Commuting • Close Proximity to Local Amenities, Restaurants, Shops & Schools



FREEHOLD

This charming two bedroom mid-terraced stone cottage presents an excellent opportunity for first-time buyers or those seeking a characterful home in a convenient location.

Offered as a freehold property, the interior features two generously sized double bedrooms, providing comfortable accommodation for individuals, couples or small families. The spacious kitchen/diner is ideal for both everyday living and entertaining, with ample room for a dining table and modern appliances. The living area is inviting and well-proportioned, benefitting from natural light and countryside views, which add a sense of tranquillity to the home.

Tasteful décor, along with new flooring and a brand-new front door, enhances the cottage's traditional charm while offering scope for personalisation.

The property is ideally situated for commuters, with the M60 motorway nearby, and enjoys close proximity to a range of local amenities, including shops, restaurants, and well-regarded schools situated within this historic village.

Practical features include a forecourt garden to the front and a private, enclosed courtyard to the rear with functioning outside w/c and storage shed, ensuring a sense of privacy and security.

This well-maintained cottage combines character with practicality, making it a superb choice for those seeking a blend of rural charm and urban convenience.

Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

Council Tax band: A

Tenure: Freehold



Lounge

12' 9" x 11' 6" (3.89m x 3.51m)

uPVC double-glazed window to the front elevation, newly fitted external door to lounge, meter point cupboard, gas coal effect fire with fire surround, ceiling light point, wall-mounted radiator, 2 x time wall light points, TV aerial point and internal door through to kitchen diner.

Kitchen/Diner

14' 1" x 8' 0" (4.29m x 2.44m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, integrated electric oven and four ring gas hob with over hob extractor fan, plumbing for automatic washing machine, wall mounted boiler, under stairs pantry, wall mounted radiator, external door providing access to the rear garden and uPVC double glazed window to the rear elevation.

Landing

Stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation.

Main Bedroom

13' 2" x 13' 0" (4.01m x 3.96m)

A generous double bedroom with uPVC double glazed window to the front elevation with countryside views, ceiling light point, wall mounted radiator and built-in storage cupboard.





Bedroom Two

8' 9" x 8' 4" (2.67m x 2.54m)

A further double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and built-in closet with loft access.

Bathroom

5' 6" x 5' 0" (1.68m x 1.52m)

A three-piece suite comprising a low-level w/c, pedestal sink unit, and bath with an over-bath shower, uPVC double-glazed window to the rear elevation, ceiling spotlights, splashback tiling, and wall-mounted radiator.





GARDEN

Externally, the property enjoys a pretty forecourt garden to the front and a private, enclosed courtyard to the rear with a functioning outside w/c and storage shed.



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