



104 Hollin Lane, Styal - SK9 4LD
£695,000

mosley jarman *M*

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Styal, Wilmslow

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The sale of Ashgate represents an extremely rare purchase opportunity, to acquire an impressive double bay fronted traditional detached home within extensive grounds. Now in need of modernisation, the house offers the perfect chance to enhance and upgrade, to create an exceptional family home, complimented with pleasing open views to both the front and rear. An unusual but most important attribute is the front green, which is jointly owned by the immediate neighbours, providing protection over the front view and tranquil street scene, whilst the the views to the rear stretch across adjoining farmland. Additionally, the house benefits from generous gardens, with a particularly large mature lawned rear garden, enveloping around the immediate neighbour. Internally, the accommodation consists of a central hallway with porch, a separate dining room, a substantial living room, breakfast room, kitchen and garage. Then, to the first floor, there are four bedrooms off a wide galleried landing and bathroom.





104 Hollin Lane

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- PLEASANT OPEN VIEWS TO BOTH FRONT AND REAR
- ATTACHED SINGLE GARAGE
- THREE RECEPTION ROOMS
- CLOSE TO THE PICTURESQUE STYAL VILLAGE
- FOUR BEDROOMS
- SUBSTANTIAL GARDENS
- AMPLE SCOPE FOR MODERNISATION
- A HANDSOME DOUBLE FRONTED TRADITIONAL DETACHED HOME



GROUND FLOOR
872 sq.ft. (81.0 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1663 sq.ft. (154.5 sq.m.) approx.

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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