



## 19 Woolley Lane, Hollingworth

£175,000 Leasehold

CHAIN FREE • Spacious and inviting lounge • Three-piece bathroom suite • Ideal for first-time buyers, downsizers, or investors • Generous kitchen/diner • Located in the desirable village of Hollingworth • Attractive countryside views • Private Rear and Front Courtyard • Two Generous Bedrooms • Feature Exposed Stone and Panel Walls



### CHAIN FREE

A well-presented two-bedroom mid-terrace cottage offering surprisingly spacious accommodation, situated in the sought-after village of Hollingworth. This charming home is ideal for first-time buyers, downsizers, or investors, combining character with practical living space.

The property briefly comprises a generous lounge, perfect for relaxing or entertaining, leading through to a bright and spacious kitchen/diner with ample room for dining. To the first floor are two well-proportioned bedrooms and a modern three-piece white bathroom suite, complete with a mixer shower over the bath.

Externally, the property benefits from a low-maintenance, enclosed rear yard. The home has been tastefully refurbished throughout, featuring stylish décor and attractive feature walls that enhance its overall appeal.

Ideally located, the property offers excellent access to the M60 motorway network, making it perfect for commuters. The nearby town centres of Glossop and Hadfield provide a range of shops, amenities, and transport links, while stunning countryside is right on the doorstep, offering fantastic opportunities for walking and outdoor pursuits.

Council Tax band: A

Tenure: Leasehold



## Lounge

13' 2" x 13' 10" (4.01m x 4.22m)

A spacious lounge with uPVC double-glazed window to the front elevation & uPVC door, wall-mounted radiator, feature exposed stone wall, feature wall panelling, ceiling light point, TV aerial point, internal door leading to the Kitchen/ Diner.



## KITCHEN/DINER

13' 7" x 8' 10" (4.14m x 2.69m)

A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for a free standing washing machine & space for a tall fridge/freezer, integrated electric oven, gas ring hob with over hob extractor fan, strip light, feature exposed stone wall, uPVC double glazed window to the rear elevation, wall mounted radiator, under stair storage area, uPVC door leading to rear yard.



## STAIRS / LANDING

Stairs from the ground to the first floor, ceiling light, carpet flooring.

## MAIN BEDROOM

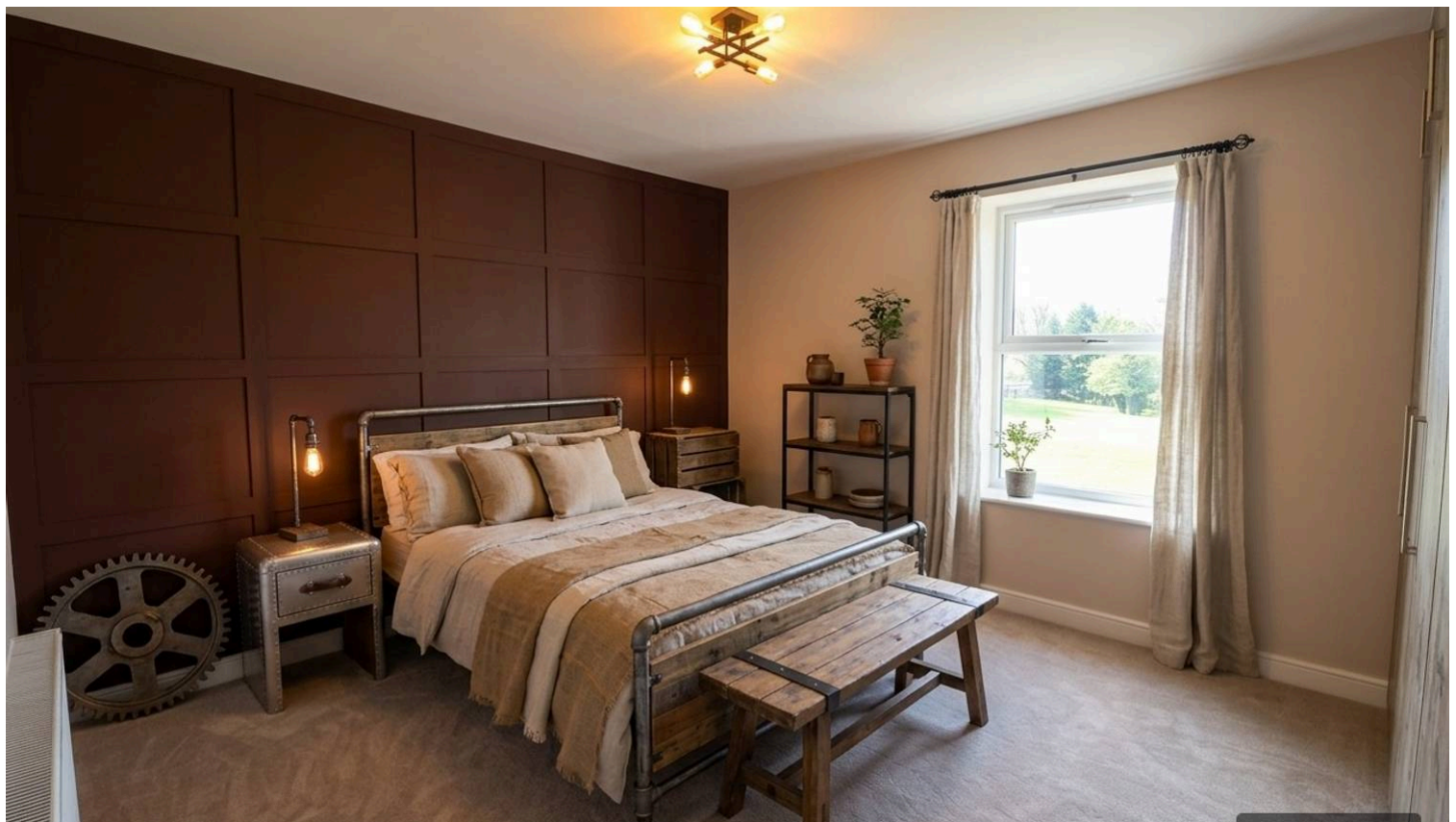
13' 2" x 12' 5" (4.01m x 3.78m)

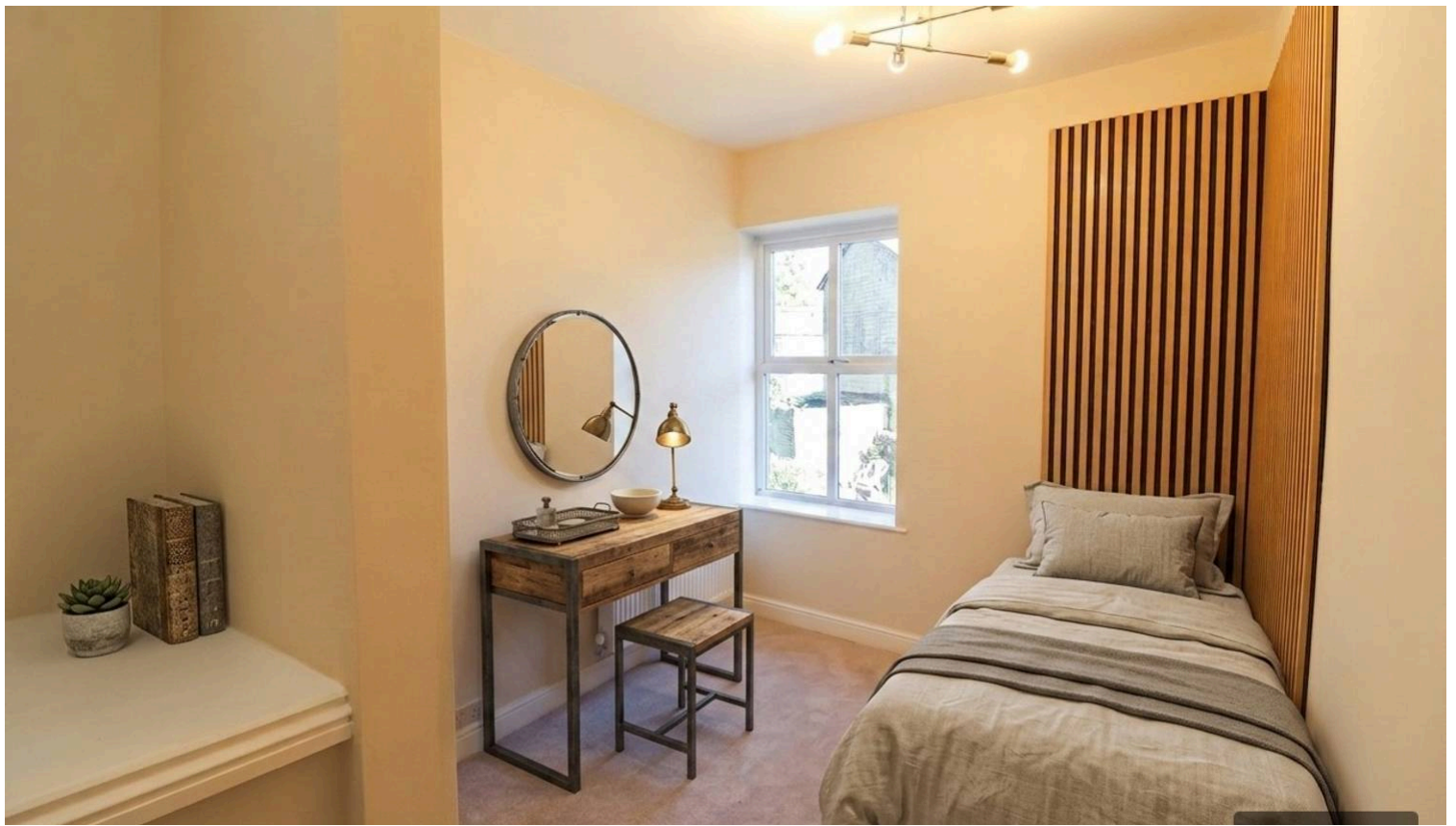
Large Double bedroom with uPVC double glazed window to front elevation with far reaching countryside views, carpet flooring, wall-mounted radiator, ceiling light point, built-in double wardrobe.

## SECOND BEDROOM

11' 10" x 8' 3" (3.61m x 2.51m)

uPVC double glazed window to rear elevation, carpet





#### **SECOND BEDROOM**

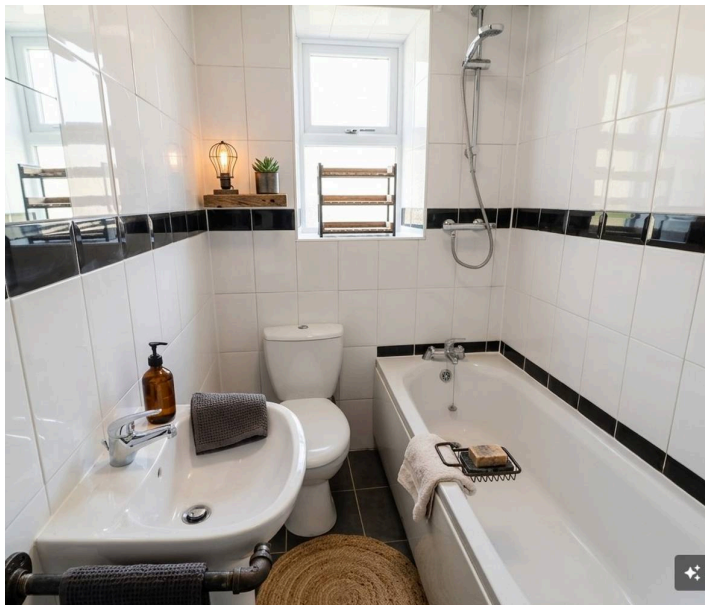
11' 10" x 8' 3" (3.61m x 2.51m)

uPVC double glazed window to rear elevation, carpet flooring, wall-mounted radiator, ceiling light point, over-stair storage and feature paneled wall.

#### **BATHROOM**

4' 9" x 6' 2" (1.45m x 1.88m)

Three piece white suite comprising; bath with over bath mixer shower, pedestal wash hand basin with vanity unit and WC, 1 x uPVC frosted window to the rear elevation, tiled flooring, ceiling light, chrome wall mounted towel radiator, corner mirrored vanity unit.





## YARD

Private and enclosed rear courtyard

You can include any text here. The text can be modified upon generating your brochure.