





# 42 Holly Bank, Hollingworth, Hyde, SK14 8QL

In need of full refurbishment, a modern detached true bungalow, enjoying a corner plot on a cul-de-sac and offered for sale with No Onward Chain. Briefly the property, which has gas central heating and double glazing comprises an 18ft front lounge, dining kitchen, two bedrooms and a wet room. Driveway, detached garage and gardens. Energy Rating D

## £199,950

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and bear left into Woolley Lane. At the traffic lights turn right into Hollingworth along Market Street and eventually right again into Printers Fold. Turn second right into Holly Bank where the property can be found on the left hand side.

### GROUND FLOOR

#### Kitchen

12'4 x 7'10

Pvc front door, kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work

tops with an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven and gas hob, wall cupboards, Baxi gas fired central heating boiler, pvc double glazed stable type side door and double glazed window, door to:

#### Living Room

18'5 x 10'4 (max) 9'0 (min)

Double glazed front oriel bay window, two central heating radiators, fireplace, connecting door to the second bedroom and door to:

#### Inner Hallway

Access to the loft space, cupboard and doors leading off to:

## Bedroom One

10'5 x 9'2 (max meas less robes)

Pvc double glazed rear window, central heating radiator and fitted wardrobes.

## Bedroom Two

10'5 x 9'0

Pvc double glazed rear window and central heating radiator.

## Wet Room

Mira electric shower, wash hand basin and close coupled wc, Creda electric heater and double glazed side window.

## OUTSIDE

### Detached Garage

17'4 x 8'4

Up and over door, power and light.

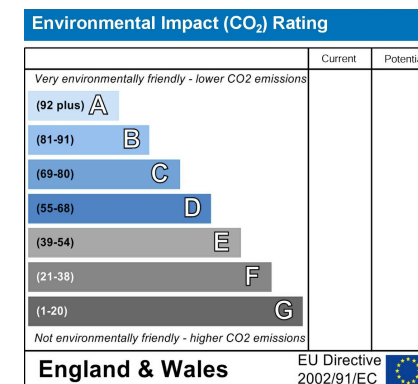
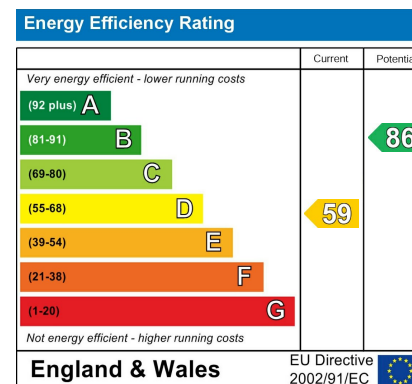
## Gardens

The property has a front garden. a driveway and private rear garden.

Our ref: Cms/cms/0619/25

### Agents Notes - HMRC Directive

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.











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