

# DAWSONS

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## Printers Brow, Hollingworth, Hyde, SK14 8HU

Standing within a substantial plot with development potential (STP) are a pair of stone, semi detached properties which have undergone a comprehensive refurbishment programme and offer flexible accommodation which could allow for combining the two properties into one substantial dwelling or be retained as two separate homes. We are of the opinion that the property will be attractive to a wide range of prospective purchasers including developers, large families and those looking to utilise the extensive space around the property for their own business purposes. Set within substantial gardens.

The property occupies an off the beaten track position yet still is within easy reach of local amenities in Hollingworth with good access to Glossop, Stalybridge and Hyde with their associated commuter links.

**Offers Over £525,000**



**CHARTERED SURVEYORS, ESTATE AGENTS  
& PROPERTY MANAGEMENT SPECIALISTS**



# Printers Brow, Hollingworth, Hyde, SK14 8HU

- 2 Semi Detached Houses on Substantial Plot
- No. 4 in Need of Some Minor Cosmetic Works
- Ideal for Those Looking for Substantial Storage Space
- Flexible Accommodation with Excellent Potential
- Potential New Build Development Site (STP)
- Potential to Knock Through and Create Substantial Detached House
- Off The Beaten Track Location
- No. 2 Modernised to a High Standard
- Would Suit a Wide Range of Prospective Purchasers
- Internal Inspection Highly Recommended

## Contd.....

The Accommodation briefly comprises:

No. 2: Open timber Porch, Lounge with feature fireplace and log burner, Dining Kitchen with modern units

First Floor: 2 double Bedrooms, Bathroom with stylish period suite

Second Floor: Good sized Attic space with four Velux windows.

To the Lower Ground Floor: Useful storage Cellars

No. 4: Lounge, Dining Kitchen with a range of floor mounted units

First Floor: 2 double bedrooms, Bathroom with modern white suite

The Attic space has been converted.

The Lower Ground Floor Basement: Provides useful storage space with a separate compartment.

Externally the properties sit within a substantial garden plot which offers further development potential (STP)

## The Accommodation in Detail:

### 2 PRINTERS BROW

#### Open Timber Porch

##### Lounge

14'7 x 12'0 (4.45m x 3.66m)

Feature stone flagged floor, fireplace with log burner, alcove storage cupboard, central heating radiator

##### Dining Kitchen

14'7 x 14'1 (4.45m x 4.29m)

Belfast style inset sink with a range of modern floor mounted units, plumbed for automatic washing machine and dryer, stone flag floor, two uPVC double glazed windows, central heating radiator

## First Floor:

### Landing

#### Bedroom (1)

14'5 x 12'1 (4.39m x 3.68m)

Feature fireplace, uPVC double glazed window, central heating radiator

#### Bedroom (2)

10'7 x 9'8 (3.23m x 2.95m)

Two uPVC double glazed window, central heating radiator

#### Bathroom/WC

10'5 x 4'8 (3.18m x 1.42m)

Period white suite having free standing bath with Victorian style shower tap attachment, low level WC, wash hand basin with vanity storage unit below, heated chrome towel rail/radiator, uPVC double glazed window, fixed staircase to attic space

#### Attic Space

19'9 x 13'0 maximum (6.02m x 3.96m maximum)

Maximum measurement part restricted headroom, 4 double glazed Velux windows, central heating radiator.

#### Lower Ground Floor

Access to the rear of the property there is a useful storage Basement Area

### NO.4 PRINTERS BROW

#### Lounge

15'3 x 14'3 maximum (4.65m x 4.34m maximum)

uPVC double glazed window, central heating radiator

#### Dining Kitchen

14'5 x 14'0 (4.39m x 4.27m )

Belfast style inset sink, range of floor mounted units, open fireplace, uPVC double glazed window, central heating radiator

## First Floor:

### Landing

Central heating radiator

## Bedroom (1)

14'3 x 12'3 (4.34m x 3.73m)

uPVC double glazed window, central heating radiator

## Bedroom (2)

11'0 x 8'11 (3.35m x 2.72m)

uPVC double glazed window, central heating radiator

## Bathroom

Modern white suite having free standing bath, low level WC, pedestal wash hand basin, heated chrome towel rail/radiator, uPVC double glazed window

## Converted Attic Space

19'3 x 13'2 maximum (5.87m x 4.01m maximum)

Maximum measurement, part restricted headroom, 3 double glazed Velux windows

## Externally:

The properties stand within a substantial plot with development potential (STP).

There is off road parking for numerous vehicles, several outbuildings, lawned garden sections with mature border plants and shrubs.

## AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



## Directions

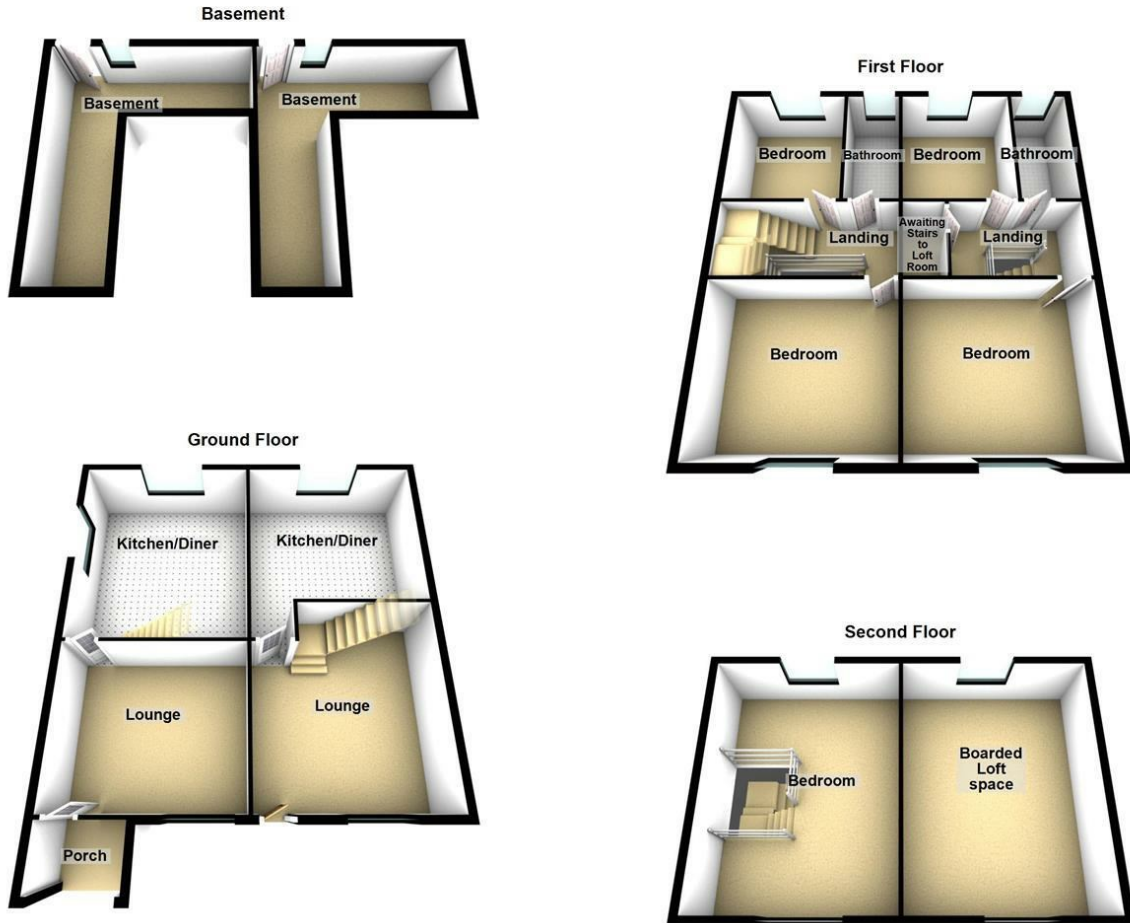


0 50 metres  
SCALE 1:500 @ A3

2 and 4 Printers Brow,  
Hollingworth, Hyde,  
SK14 8JU



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |                         |
| (81-91) <b>B</b>  |                         | (91-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (89-89) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs                       |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |
| <b>81</b>   | <b>49</b>               |   |                         |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC | <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |