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Woolley Lane, Hollingworth, Hyde, SK14 8NN

Offered for sale with No Forward Vendor Chain, this larger than average, stone built, middle terraced boasts two double bedrooms and is ideally suited to a first time buyer looking to impart their own taste and specification upon a property

The property benefits from uPVC double glazing and gas fired central heating and it is strongly recommended that interested parties view the property at their earliest convenience.

The property is within easy reach of the amenities available in Hollingworth, whilst Glossop and Stalybridge Town Centres are also readily accessible providing a wider range of shopping and recreational amenities. For those who enjoy the outdoors there are numerous countryside/moorland walks within close proximity.

Please note the by-pass road to alleviate road traffic along Woolley Lane is currently under construction.

£170,000



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



Woolley Lane, Hollingworth, Hyde, SK14 8NN

- Traditional, Stone Built, Middle Terraced Property
- Forecourt Garden and Rear Courtyard
- Some General Up-grading Required
- Internal Inspection Recommended.
- 2 Good Sized Bedrooms
- Well Placed for all Amenities
- Good Commuter Links
- No Onward Chain
- Ideally Suited to a First Time Biyer
- Slightly Elevated from the Roadside

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The Accommodation briefly comprises:

Entrance Vestibule, Lounge with feature fireplace, Dining Kitchen with integrated appliances

To the first floor the accommodation passes over a ground floor access passageway and therefore provides for two good sized double Bedrooms. there is a Bathroom/WC with white suite.

Externally there is a Forecourt Garden. Whilst to the rear there is a flagged Courtyard Garden with useful storage outbuilding.

The Accommodation in Detail:

Entrance Vestibule

PVC panel front door.

Lounge

13'0 x 12'10 (3.96m x 3.91m)

Feature fireplace, uPVC double glazed window, central heating radiator

Dining Kitchen

13'0 x 8'4 (3.96m x 2.54m)

Single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob, plumbed for automatic washing machine, uPVC rear door and window, understairs storage cupboard, central heating radiator, uPVC double glazed rear door and window, understairs storage cupboard, central heating radiator

First Floor:

Landing

Bedroom (1)

17'10 x 12'10 (5.44m x 3.91m)

uPVC double glazed window, central heating radiator

Bedroom (2)

10'7 x 8'5 (3.23m x 2.57m)

Two bulkhead storage cupboards, uPVC This is a legal requirement to meet double glazed window, central heating radiator HMRC and UK law guidelines .

Bathroom/WC

5'10 x 5'9 (1.78m x 1.75m)

White suite having panel bath with shower over, pedestal wash hand basin, low level WC,. heated chrome towel rail/radiator, part tiled, uPVC double glazed window

Externally:

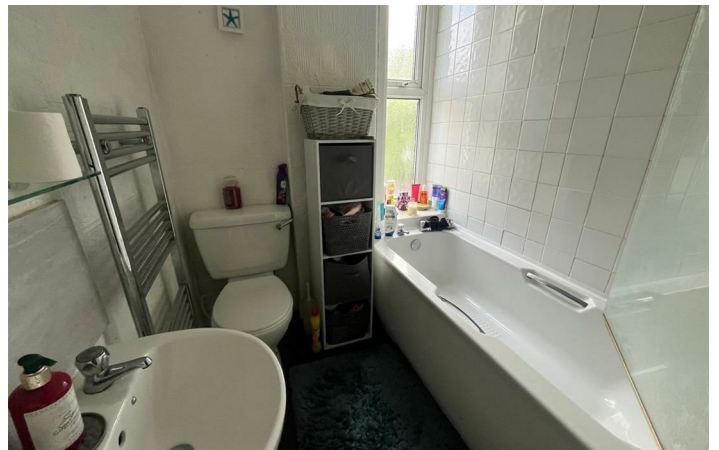
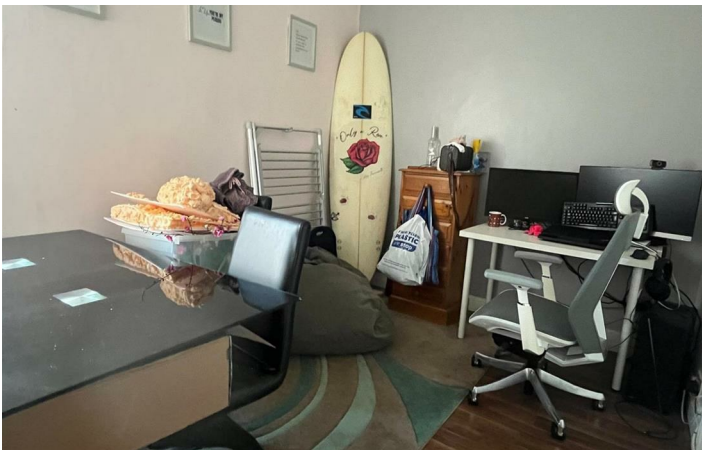
There is a Forecourt Garden, whilst to the rear there is a flagged Courtyard Garden area with useful storage outbuilding.

AML Checks & Proof of Funds

We are required by law to conduct Anti Money Laundering (AML) and ID checks for all vendors and purchasers. A non refundable fee of £30 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

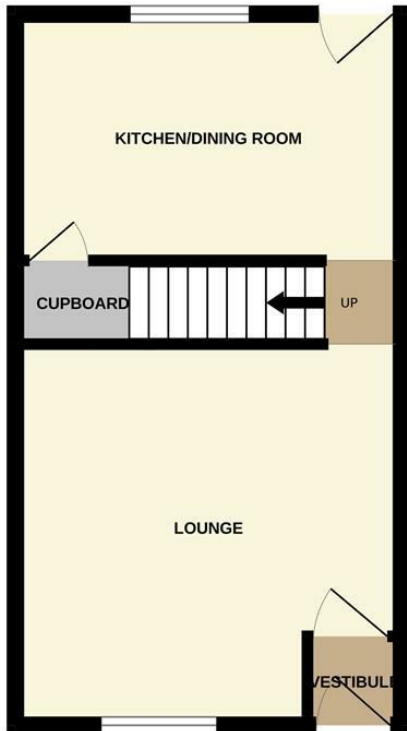


Directions

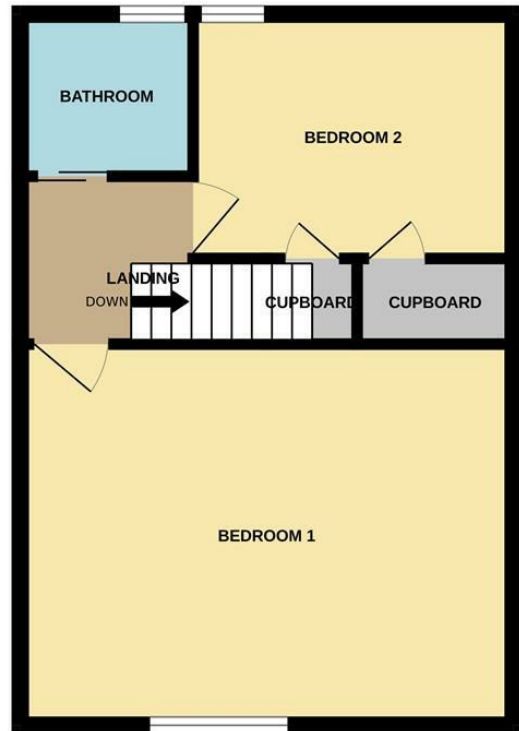


Floor Plan

GROUND FLOOR



1ST FLOOR



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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