



## Water Lane, Hollingworth, SK14 8HT

**Price £225,000**

Charming and characterful two bedroom stone-built end terrace property, nestled in a quiet and sought-after area of the village of Hollingworth. Perfectly positioned within walking distance of local village amenities, close to primary and secondary schools, and offering excellent transport links with easy access to nearby towns and the motorway network—ideal for commuters. The property is also perfectly placed for those who enjoy the outdoors, with beautiful surrounding countryside, scenic views, and a variety of stunning walking trails right on the doorstep.

This well-presented home offers spacious and versatile accommodation, making it ideal for first-time buyers, young families, or those looking to downsize without compromising on living space. It benefits from two generous reception rooms, providing flexible areas for both dining and relaxing, and also boasts a versatile and spacious loft room.

To the front, the property enjoys a charming stone-walled forecourt garden adding to its curb appeal, while to the rear there is a private enclosed yard area, perfect for outdoor seating, along with a stone-built storage shed offering practical space. The property further benefits from two parking spaces adding extra convenience.

The accommodation briefly comprises a welcoming lounge, separate dining room, and kitchen to the ground floor. On the first floor, there are two good-sized bedrooms and a modern shower room, with a further loft room on the second floor offering additional space and flexibility to suit a variety of needs.

This delightful home combines character features with modern living and offers a wonderful opportunity to enjoy village life with the convenience of excellent amenities and transport links nearby.



## GROUND FLOOR

### Lounge

13'11" x 16'6" (4.24m x 5.03m)

Door to front, double glazed window to front, double glazed window to side, feature inglenook fireplace with log burner, radiator, stairs leading to first floor, double doors leading to:

### Dining Room

11'11" x 12'11" (3.64m x 3.94m)

Double glazed window to side, radiator, door leading to:

### Kitchen

9'5" x 11'1" (2.86m x 3.38m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, door leading out to rear.

## FIRST FLOOR

### Landing

Sairs leading to second floor, doors leading to:

### Bedroom 1

13'11" x 10'9" (4.24m x 3.28m)

Double glazed window to front, radiator, built-in overhead storage.

### Bedroom 2

11'11" x 8'6" (3.64m x 2.59m)

Double glazed window to rear, radiator.

### Shower Room

8'10" x 4'3" (2.68m x 1.30m)

Three piece suite comprising shower area, vanity wash hand basin and low-level WC, tiled walls, double glazed window to rear, heated towel rail.

## SECOND FLOOR

### Loft room

16'4" x 14'8" (4.97m x 4.47m)

Double glazed window to front, radiator.

## OUTSIDE

Stone walled forecourt garden to the front. Enclosed yard area to the rear with stone built shed. Parking available for two vehicles to the front and side.

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