



**Cross Street
Hollingworth, SK14 8NZ
Offers in the region of £295,000**

Nestled on Cross Street in the charming village of Hollingworth, Hyde, this delightful terraced house, built in 1935, offers a perfect blend of character and modern convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property features a welcoming reception room that provides a comfortable area for relaxation and entertaining.

One of the standout features of this residence is the stunning orangery, accessible through elegant French doors, which floods the space with natural light and creates a lovely atmosphere for gatherings or quiet evenings. The property also boasts a practical shower room and a separate WC, ensuring convenience for busy households.

For those with vehicles, the double driveway provides ample parking for two cars, a valuable asset in this sought-after area. The absence of a vendor chain means a smoother transition for potential buyers, allowing for a quicker move-in process.

Situated close to local amenities, schools, and excellent transport links, this home is perfect for commuters and families alike. The surrounding area offers a friendly community feel, making it an ideal place to settle down. This property is a wonderful opportunity for anyone looking to enjoy the comforts of a well-appointed home in a desirable location. Don't miss your chance to make this charming house your new home.



GROUND FLOOR

Entrance Hall

Door to side, double glazed window to front, door to storage cupboard, radiator, stairs leading to first floor, doors leading to:

Lounge 18'2" x 10'10" (5.54m x 3.30m)

Double glazed window to front, remote control living flame gas fire, radiator, double doors leading to sun room.

Kitchen/Diner 18'2" x 12'0" (5.54m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated fridge/freezer, integrated dishwasher, free standing washing machine, built-in oven, built-in hob with extractor hood over, Worcester boiler (6 yrs old) double glazed window to front, double glazed window to rear, radiator, door leading to:

Sun Room 11'0" x 19'5" (3.35m x 5.91m)

Two double glazed windows to rear, two radiators, glazed lantern roof, double glazed French doors leading out to rear garden.

FIRST FLOOR

Landing

Doors leading to:

Bedroom 1 11'4" x 10'10" (3.46m x 3.31m)

Double glazed window to front, fitted bedroom furniture radiator.

Bedroom 2 12'5" x 8'9" (3.79m x 2.67m)

Double glazed window to front, radiator.

Bedroom 3 6'6" x 10'11" (1.98m x 3.33m)

Double glazed window to rear, radiator.

Shower Room 5'5" x 8'9" (1.65m x 2.67m)

Two piece suite comprising shower enclosure and vanity wash hand basin, tiled walls, double glazed window to rear, heated towel rail.

WC

Double glazed window to rear, fitted with low-level WC, tiled walls, heated towel rail.

OUTSIDE

Double driveway to the front of the property. Enclosed garden to the rear with paved patio seating area and step leading up to lawn.

DISCLAIMER

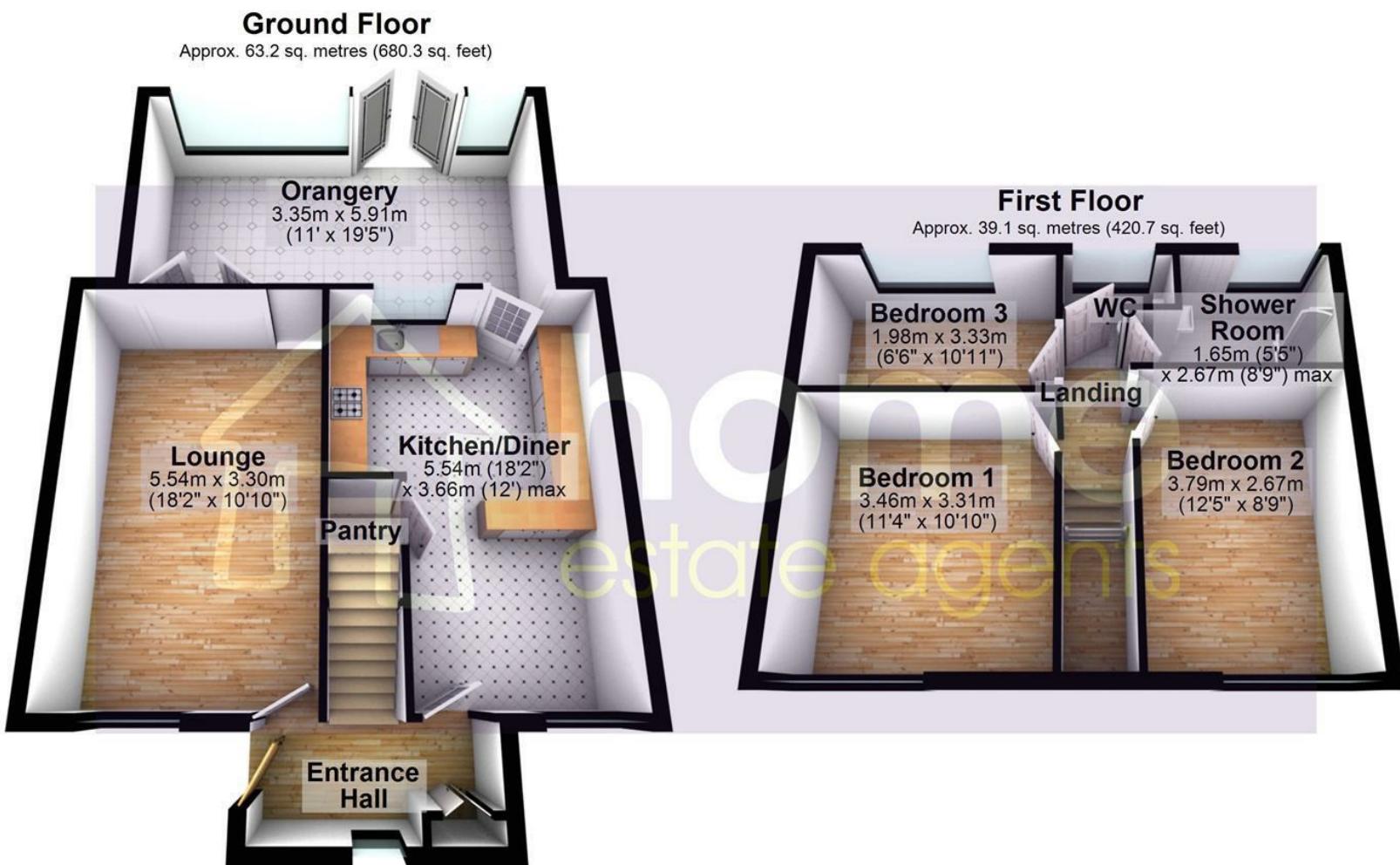
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 102.3 sq. metres (1100.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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