



Hollin Bank, Stockport,

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£235,000



## Property Details

# Hollin Bank, Stockport,

A spacious and versatile three bedroom family home, ideally located in the ever-popular area of Heaton Chapel – well known for its strong community feel, excellent amenities and convenient transport links.

This well-proportioned property offers flexible accommodation perfectly suited to growing families. The ground floor features a bright and welcoming open plan living and dining room, creating an ideal space for both everyday family life and entertaining. To the rear, a generous dining kitchen provides ample room for cooking, dining and socialising, with direct access out to the garden.

Upstairs, there are three good-sized bedrooms alongside a family bathroom. In addition, the property benefits from two further loft rooms, offering valuable extra living space that could be used as home offices, playrooms, hobby rooms or additional storage, depending on your needs.

Externally, the home enjoys a pleasant lawned rear garden, ideal for children, pets and outdoor relaxation. To the front, off-road parking provides convenient and practical access.

Offering space, flexibility and a highly desirable location, this is a fantastic family home with plenty of room to grow. Early viewing is strongly recommended to appreciate the space on offer.

## Key Features

- Spacious three-bedroom family home
- Located in the highly sought-after area of Heaton Chapel
- Generous dining kitchen with garden access
- Two additional versatile loft rooms
- Excellent local amenities and transport links
- Driveway

## Living Dining Room

6.01m x 2.94m

## Kitchen

3.47m x 2.94m

## Bedroom One

4.26m x 2.74m

## Bedroom Two

3.40m x 2.56m

## Bedroom Three

2.64m x 2.51m

## Loft Room One

2.69m x 2.59m

## Loft Room Two

3.42m x 2.59m

## Bathroom

### Anti Money Laundering Checks

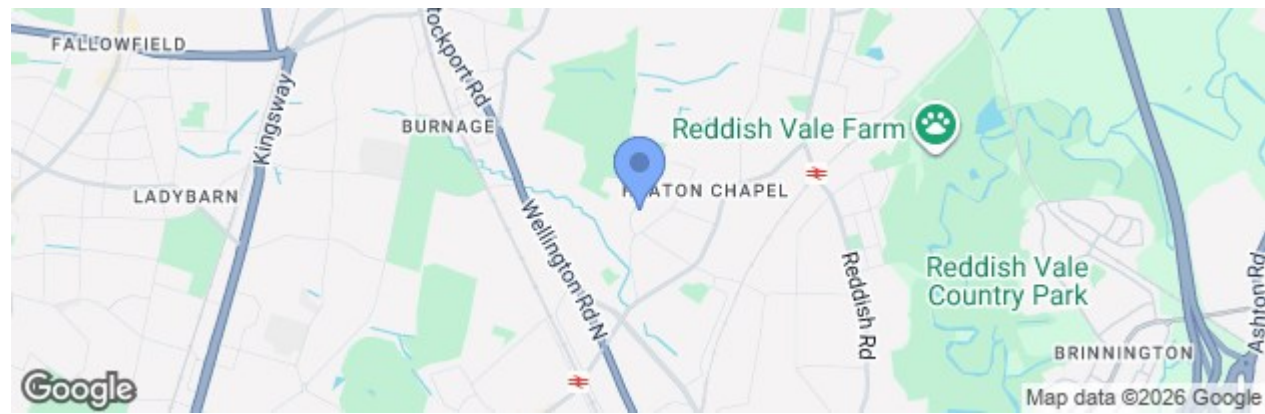
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



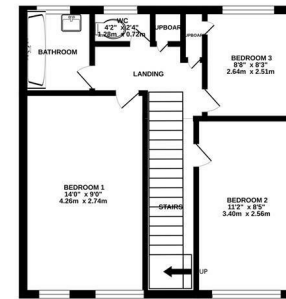
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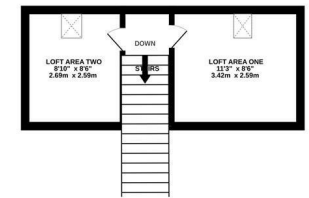
GROUND FLOOR



1ST FLOOR



2ND FLOOR



9 HOLLIN BANK HEATON CHAPEL

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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## Contact Us

 137 Shaw Heath Stockport

 0161 480 8888

 Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

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**COUNCIL TAX BAND:**

A

**TENURE:**

Freehold

**EPC RATING:**

D

**LOCAL AUTHORITY:**

Heaton Chapel