



17 Water Lane, Hollingworth

£210,000 Leasehold

- Garden Fronted Stone Cottage • Situated on small residential lane in the village with its quiet and semi-rural feel
- Two Bedrooms with comprehensive Storage
 - Lounge with Composite Stable Door
 - True Kitchen Diner with Composite Stable Door
 - Spacious Landing would make an ideal Office Space
 - Loft hatch with pull down ladders
 - Modern Bathroom
 - Forecourt and Private Rear Garden
 - Stone Outbuilding



This charming two bedroom mid-terraced stone cottage is set on a small residential lane in the heart of the village, offering a quiet and semi-rural feel while remaining conveniently accessible.

The property is garden fronted, creating an inviting first impression, and features a thoughtfully designed interior that blends character with modern comfort.

Step through the stylish composite stable door into the welcoming lounge, a cosy space ideal for relaxing or entertaining. The true kitchen diner, also accessed via a composite stable door from the rear, provides ample space for dining and meal preparation, with a layout that makes the most of the available space.

Upstairs, the spacious landing is a versatile area that would make an ideal office space for those working from home. Both bedrooms are well proportioned and benefit from comprehensive storage solutions, ensuring a clutter-free environment.

The modern bathroom is finished to a high standard, offering a contemporary suite and quality fittings.

A loft hatch with pull down ladders provides easy access to additional storage, making this home as practical as it is attractive.

The property also benefits from private forecourt and rear gardens with a stone outbuilding, perfect for further storage or use as a workshop.

Early viewing is highly recommended to appreciate this well cared for home.

Council Tax band: A

Tenure: Leasehold



Lounge

13' 0" x 13' 5" (3.95m x 4.10m)

A spacious lounge featuring a composite stable door on the front elevation, a PVC double-glazed window, two wall light points, a ceiling light point, a wall-mounted radiator, and an internal door leading to the kitchen diner



Kitchen diner

12' 11" x 11' 7" (3.94m x 3.52m)

The kitchen features a range of high and low fitted units with contrasting work surfaces and splash-back tiling. It includes an integrated fridge and freezer, slimline dishwasher, plumbing for an automatic washing machine, an electric oven, a gas hob, and an overhead extractor fan. Under-cupboard lighting and boiler housing are also provided. Stairs lead to the first floor, where you'll find a wall-mounted radiator and a PVC double-glazed window overlooking the rear. A composite stable door provides access to the rear garden.



Landing

Stairs from the ground to the first floor, a spacious landing perfect for a home office with loft access with pull-down ladders, ceiling spotlights, internal doors to the first floor accommodation.

Main bedroom

10' 3" x 11' 5" (3.12m x 3.47m)

A double bedroom with PVC double-glazed window to the front elevation, fitted wardrobes, a wall-mounted radiator, and a ceiling light point.

Bedroom two





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GARDEN

A pretty forecourt, a walled and gated garden, and a private and fully enclosed rear paved garden with stone outbuilding

