



## 22 Moorfield Terrace, Hollingworth

£199,950 Freehold

NO VENDOR CHAIN • Refurbished Stone Cottage • Far-reaching countryside views • Three Bedrooms • Perfect for small to medium Families • Close to shops & local schools • Close to open countryside • Access to M60 Motorway Network • Rear Courtyard Style Garden • Turnkey Home



## CHAIN FREE

A beautifully presented and recently renovated stone cottage, combining generous living space with far-reaching countryside views. The property offers versatile accommodation across three floors, making it ideal for growing families or those seeking extra space.

This turnkey home opens into a welcoming entrance vestibule with internal access to the lounge. The lounge is a generous room with a front-facing uPVC window, brick fireplace, and access to the kitchen diner. The kitchen diner is fitted with a range of wall and base units, contrasting work surfaces, integrated oven and ceramic hob with extractor, plumbing for a washing machine, and rear access to the private garden, providing a practical and sociable space.

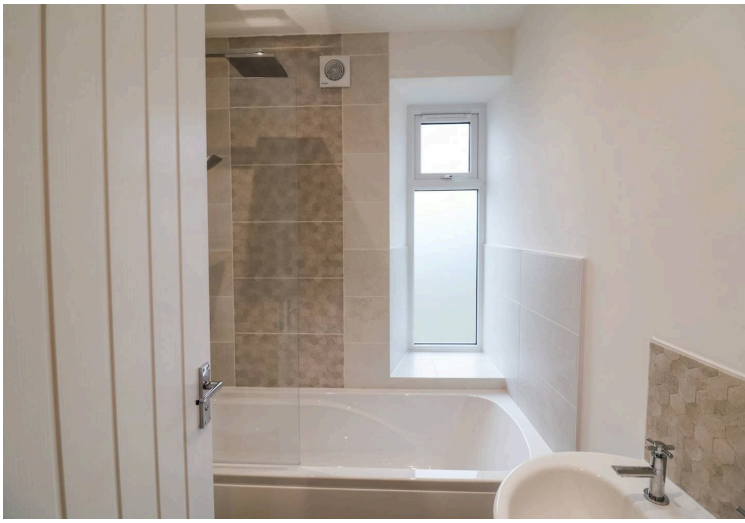
Upstairs, the first floor offers two generous bedrooms and a modern three-piece bathroom with rainfall and handheld shower. The top floor features a versatile dormer/attic room with far-reaching countryside views, built-in wardrobes, and additional loft storage, which could serve as a home office, guest room, or master bedroom.

Externally, the property benefits from a courtyard-style garden.

The property is situated in the village of **Hollingworth**, known for its picturesque countryside, walking routes, and community amenities. Local schools are within easy reach, and there are a range of shops, pubs, and services nearby. Excellent transport links include the **M60 motorway network**, making Manchester and surrounding areas easily accessible, while the nearby countryside provides a stunning backdrop for everyday living and outdoor pursuits.

Council Tax band: A

Tenure: Freehold



**ENTRANCE VESTIBULE**

3' 3" x 2' 6" (0.99m x 0.76m)

uPVC double glazed entrance door, ceiling light, internal timber and glazed door to lounge.

**LOUNGE**

13' 0" x 13' 0" (3.96m x 3.96m)

A generous lounge with front-facing uPVC window, wall-mounted radiator, ceiling light, attractive brick fireplace, meter cupboard, internal timber/glazed door to kitchen.

**KITCHEN/DINER**

12' 8" x 7' 8" (3.86m x 2.34m)

Fitted with wall and base units, contrasting work surfaces, integrated electric oven, ceramic hob with extractor, splashback tiling, plumbing for washing machine, stainless steel sink with mixer tap, boiler housing, wall-mounted radiator, ceiling spotlights, rear-facing uPVC window, and rear door to garden.

**LANDING**

Stairs from ground floor, ceiling spotlights, access to first-floor accommodation and stairs to second floor.

**MAIN BEDROOM**

13' 1" x 10' 4" (3.99m x 3.15m)

Front-facing uPVC window with far-reaching countryside views, wall-mounted radiator, ceiling light.





#### **BEDROOM TWO**

11' 3" x 6' 8" (3.43m x 2.03m)

11.3 x 6.8 m (narrowing to 4.5 x 8.2 m due to bulkhead)

Rear-facing uPVC window, wall-mounted radiator, ceiling light.

#### **BATHROOM**

5' 5" x 5' 1" (1.65m x 1.55m)

Three-piece suite comprising low-level WC, pedestal sink, and bath with rainfall and handheld shower, splashback tiling, extractor fan, wall-mounted radiator, rear-facing UPVC window, ceiling spotlights.

#### **ATTIC BEDROOM**

10' 7" x 8' 3" (3.23m x 2.52m)

Front-facing uPVC window with far-reaching countryside views, wall-mounted radiator, ceiling light, built-in wardrobe, loft access, further fitted wardrobe and storage.



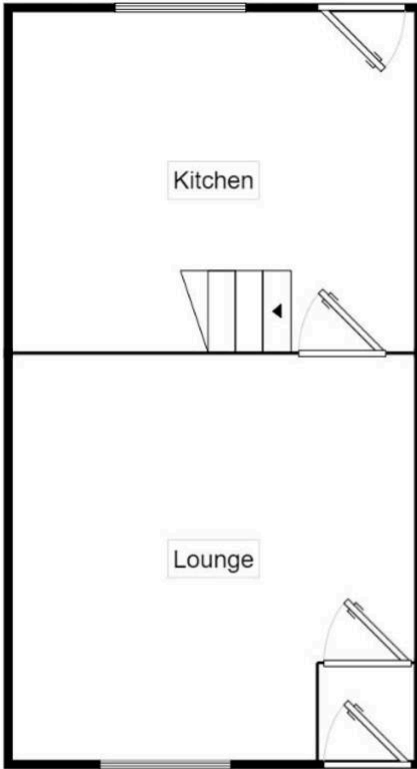


## GARDEN

Rear Courtyard style garden

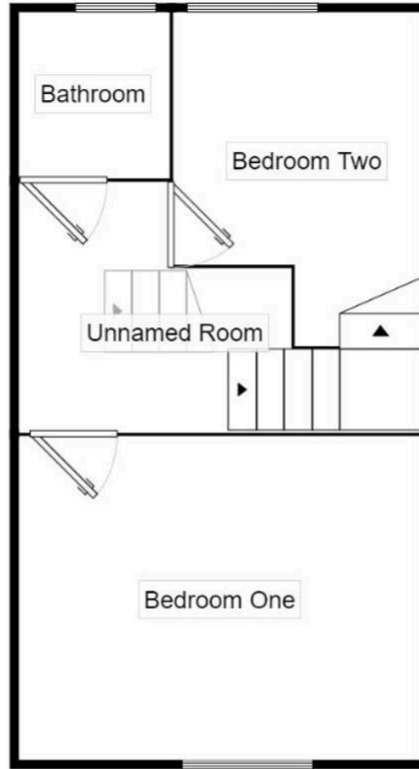
### Ground Floor

Floor Size: 30.2 m<sup>2</sup>, 324.8 ft<sup>2</sup>



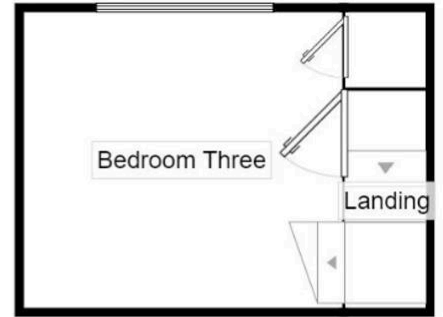
### First Floor

Floor Size: 30.2 m<sup>2</sup>, 324.8 ft<sup>2</sup>



### Second Floor

Floor Size: 12.2 m<sup>2</sup>, 130.8 ft<sup>2</sup>



Measurements are approximate. Not to scale. For illustrative purposes only.

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