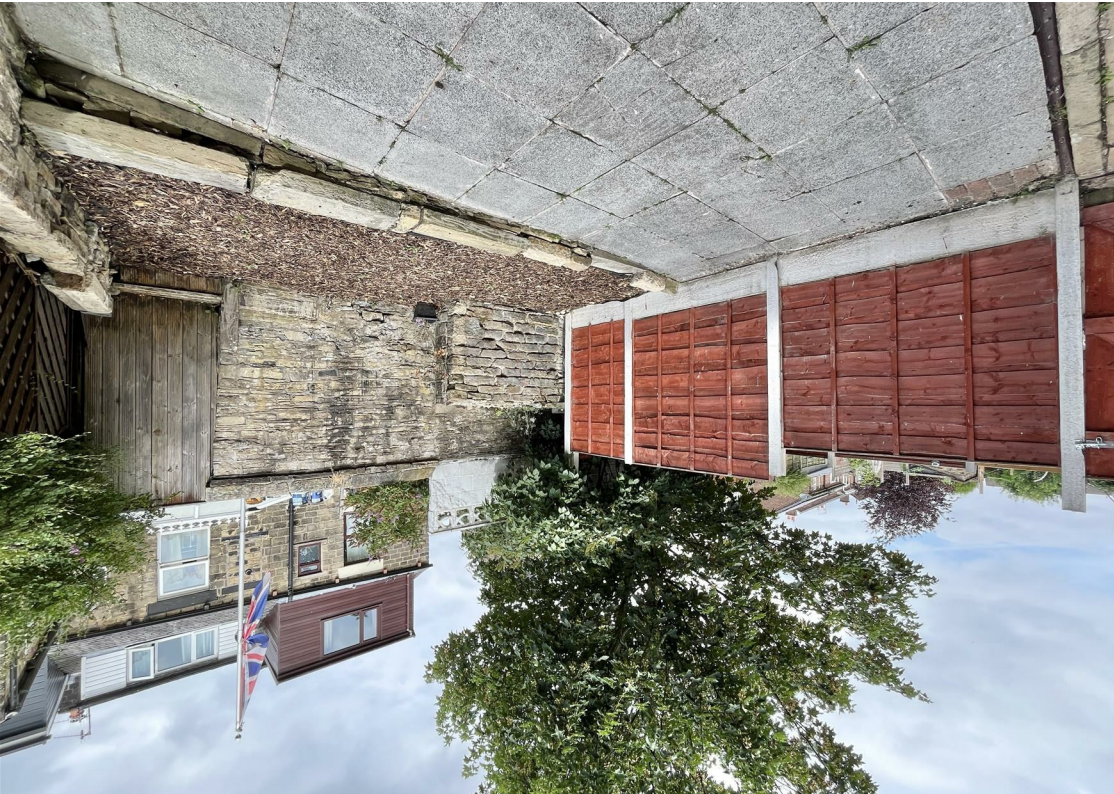




11 MOORFIELD TERRACE HOLLINGWORTH HYDE SK14 8JE

**** SEE OUR VIDEO TOUR **** Offered for sale with No Onward Chain, this larger than average, stone built mid terraced house will be of special interest to any First Time Buyers. Well presented throughout, the living space includes a front lounge, a spacious dining kitchen with shaker style kitchen units and appliances, two first floor bedrooms and a modern bathroom with separate shower. Newly fitted carpets, off road parking and enclosed rear garden. Energy Rating C

GROUND FLOOR

Lounge
14'9 (less chimney breast) x 10'9
Composite front door, pvc double glazed front window, central heating radiator, gas and electric meter cupboards and door through to:

Dining Kitchen
14'6 x 12'4 (plus stairs)
A range of fitted shaker style kitchen units including base cupboards and drawers, Bosch electric oven, integrated dishwasher, plumbing for an automatic washing machine, work tops over with breakfast bar, Belfast type ceramic sink and mixer tap, Zanussi gas hob and filter hood, matching wall cupboards, understairs cupboard, pvc double glazed rear window, gas fired combination boiler and radiator, tiled floor, pvc double glazed stable type external rear door and stairs leading to:

FIRST FLOOR

Landing
Central heating radiator and doors to:

Bedroom One
14'10 (less chimney breast) x 10'8
Pvc double glazed front window and central heating radiator.

Bedroom Two
9'9 (max less robes) x 9'3
Pvc double glazed rear window, central heating radiator and fitted wardrobes.

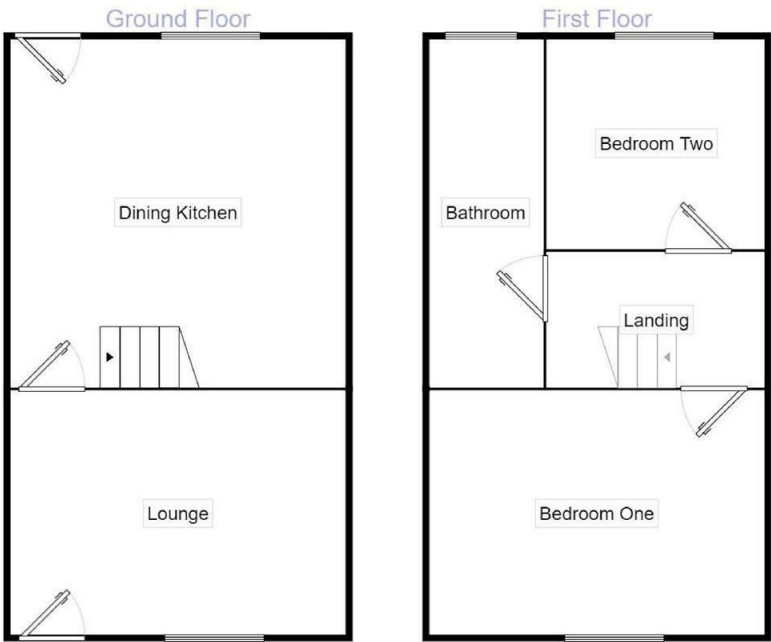
Bathroom
A modern white three piece suite including a panelled bath with mixer tap, close coupled wc and wash hand basin with mixer tap and vanity unit, large shower cubicle with electric shower, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

Parking & Rear Garden
The property has off road parking at the front and an enclosed low maintenance rear garden.

our ref: Cms/cms/0730/26

Note - Anti Money Laundering
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	73	
(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	



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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