



## Taylor Street, Hollingworth, Hyde, SK14 8PA

**Offers over £230,000**

Deceptively spacious is this extended three bedroom quasi semi detached property offering family sized accommodation with excellent sized gardens, driveway & garage and located in a popular and quiet location in Hollingworth.

The well planned and deceptively spacious accommodation briefly comprises to the ground floor: entrance hallway, downstairs shower room/WC, lounge, great sized kitchen and dining room with access to the good sized conservatory and rear porch. Whilst to the first floor there are three great sized bedrooms and bathroom/WC. To the outside the property lies in substantial gardens with driveway for the family vehicle and a superbly sized garage. The property is double glazed and central heated and ideally located to all local amenities and transport links.

Chain Free - View Early to Avoid Disappointment!





## GROUND FLOOR

### Entrance Hall

Hardwood front door, window to front, stairs to the first floor, radiator.

### Shower Room/WC

Fitted shower cubicle, pedestal wash hand basin, low level WC, window to rear, tiled walls,

### Lounge

12'5" x 13'5" (3.78m x 4.09m)

Double glazed box bay window to front, feature stone fireplace with fire inset, TV aerial point, ceiling cornices and radiator.

### Kitchen/Dining Room

12'6" x 16'1" (3.80m x 4.89m)

Fitted with a matching range of base and wall units incorporating a single drainer sink unit and worktops over, plumbing for automatic washing machine, fitted four ring gas hob with extractor fan above and electric double oven, Upvc double glazed window to rear, door to the conservatory, space for fridge freezer, radiator.

### Conservatory

9'0" x 12'10" (2.75m x 3.91m)

Double glazed with door to rear porch

### Rear Porch

Door to rear garden and garage.

## FIRST FLOOR

### Landing

### Bedroom 1

12'5" x 10'5" (3.78m x 3.18m)

Window to front, fitted wardrobes with vanity unit and mirror, radiator.

### Bedroom 2

12'6" x 8'11" (3.80m x 2.72m)

Window to rear, radiator.

### Bedroom 3

8'2" x 9'0" (2.48m x 2.75m)

Window to rear, radiator.

### Bathroom/WC

Window to front, panelled bath, pedestal wash hand basin, low level WC, tiled walls and floor, radiator.

## OUTSIDE

### Garage

26'10" x 12'0" (8.17m x 3.65m)

Great sized garage with window to rear, bi-fold door to front, gas central heating boiler, power and light. .

### Gardens & Driveway

To the outside the property lies in substantial gardens with driveway for the family vehicle and a superbly sized garage.

## 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.



Total area: approx. 135.9 sq. metres (1463.2 sq. feet)

