



Holly Bank
Hollingworth, SK14 8QL

Offers over £225,000



There's no agent like home

Discover a haven of comfort and convenience in this beautifully presented two-bedroom semi-detached bungalow, perfectly situated in a desirable, tranquil cul-de-sac in Hollingworth. The property boasts an ideal location, being just a short distance from local schools and essential amenities, making daily life effortlessly convenient. Nature lovers will appreciate the close proximity to Etherow Lodge Park, offering serene walking trails and recreational activities for all ages. For commuters, the excellent transport links, including easy access to motorways, ensure smooth journeys to nearby cities and beyond. Moreover, the charm of neighboring villages such as Tintwistle and Hadfield, as well as the picturesque countryside that surrounds the area, adds to the appeal of this location.

Inside, the home boasts a spacious and modern open-plan kitchen/living room, providing a versatile space perfect for both entertaining guests and relaxing with family. The property comprises two well-proportioned bedrooms, offering comfortable and versatile living spaces. The luxurious bathroom is equipped with an Aquavision TV, adding a touch of luxury to your daily routine. Additionally, a bright and airy conservatory offers additional living space, ideal for a dining area, home office, or relaxation zone. Outside, the property features a spacious driveway to the front, providing ample off-road parking, alongside a well-maintained front lawn that adds to the property's curb appeal. The driveway leads to gates opening to a detached converted garage, offering a versatile usable room to suit your lifestyle. To the rear, an enclosed garden awaits, complete with a lawn area and a paved patio seating area, providing the perfect setting for outdoor relaxation, dining, and entertaining. The potential to extend to the side opens up exciting possibilities for customising and expanding the living space to suit your specific needs and lifestyle. ****Viewing Highly Recommended****



GROUND FLOOR

Entrance Hall

Door to side, double glazed window to side, radiator, doors leading to:

WC

Two piece suite comprising, wash hand basin and low-level WC.

Kitchen / Living Room 18'7" x 10'6" (5.67m x 3.21m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, integrated fridge/freezer, plumbing for washing machine, built-in oven, built-in microwave, built-in hob, built-in downdraft extractor, two radiators, double doors and single door leading to conservatory.

Conservatory 18'7" x 8'1" (5.67m x 2.47m)

Double glazed windows to sides, door leading out to rear garden.

Bedroom 1 10'6" x 12'0" (3.19m x 3.66m)

Double glazed window to front, radiator.

Bedroom 2 7'10" x 12'0" (2.38m x 3.66m)

Two double glazed windows to side, radiator.

Bathroom 5'7" x 5'10" (1.70m x 1.78m)

Three piece suite comprising bath with shower over and aquavision TV, vanity wash hand basin with cupboard under and low-level WC, part tiled walls, heated towel rail.

OUTSIDE

Lawned garden to the front with driveway providing ample off road parking leading to the detached converted garage. This versatile space is ideal as a home office or gym, offering flexibility to suit your lifestyle needs. Enclosed garden to the rear with lawn and paved patio area.

Garage 7'6" x 15'7" (2.29m x 4.75m)

This versatile space is ideal as a home office or gym, offering flexibility to suit your lifestyle needs. Electric wall heater.

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.

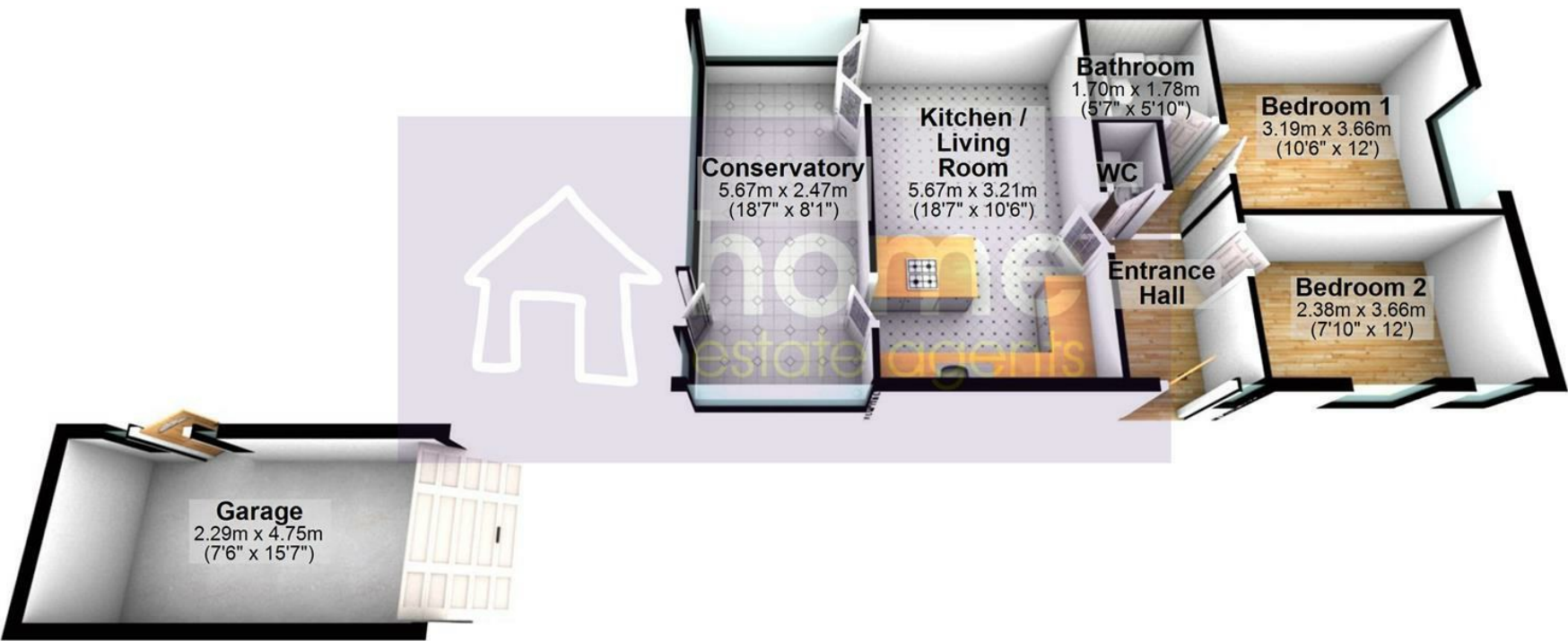
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		67	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	