

24 Ellison Close, Hollingworth, Via Hyde, SK14 8LH



- FREEHOLD & NO VENDOR CHAIN
- Cul de sac location
- Easy Access to local primary & secondary schools
- Open Aspect to the front elevation
- Gardens Front and Rear
- Two Double Bedrooms
- Nursery / Office
- Versatile Hallway
- True Kitchen/Diner
- Four Piece Bathroom

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FULL DESCRIPTION

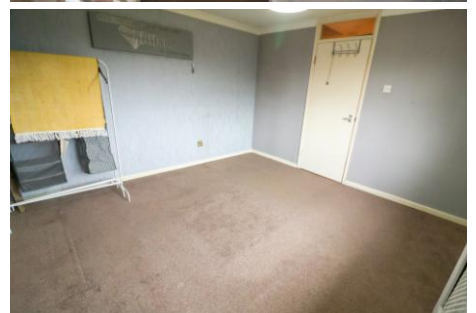
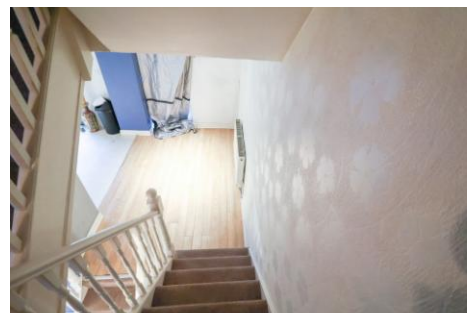
FREEHOLD & NO VENDOR CHAIN

Stepping Stones are pleased to offer this well laid out and presented family home situated within a child friendly no Through Traffic Road with front grassed open aspect.

The historic village of Hollingworth is ideally placed for the M60 & M67 motorway networks, schools, local shopping facilities, chemist, clinic and neighbouring villages of Tintwistle and Hadfield with stunning countryside nearby.

The internal accommodation in brief comprises; Large Entrance Porch, Versatile Entrance Hallway (could be used for office space) Lounge, Kitchen/Diner open plan with Dining area, Two DOUBLE Bedrooms, Office / Nursery and Four Piece Bathroom.

Externally the property has an enclosed rear garden on three levels and forecourt garden to the front with open aspect nestled on a quiet cul de sac.



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ENTRANCE HALL

Spacious entrance porch with uPVC double glazed entrance door opening through to a versatile hallway ideal for an office space and open plan with lounge.

LOUNGE

18' 8" x 11' 8" (5.69m x 3.56m) Ceiling light points, UPVC double glazed window to the front elevation, radiator and TV aerial point



DINING AREA

11' 0" x 6' 8" (3.35m x 2.03m) Radiator, ceiling light point, stairs to next floor, Pvc double glazed window to the rear elevation, square opening to:



BREAKFAST KITCHEN

11' 4" x 10' 4" (3.45m x 3.0m) Fitted with a modern white range of wall, base and drawer units with contrasting roll edge work surfaces over, electric cooker point, stainless steel chimney style extractor hood above, pull out larder cupboard, plumbing for washing machine, concealed gas central heating boiler, tiled splashbacks, space for fridge freezer, ceiling light point, Pvc double glazed French doors to the rear garden



FIRST FLOOR

Landing with internal doors to office/Nursery and bedroom one and stairs to the third floor

BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m) A generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views and open aspect wall mounted radiator, ceiling light point.



OFFICE/NURSERY

6' 3" x 4' 9" (1.91m x 1.45m) uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.

LANDING

Storage cupboard, light point and access to the loft.

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



BATHROOM

A four piece suite comprising; low-level WC bath sink cabinet unit and shower UPVC double glaze window to the rear elevation extraction fan ceiling light point and spotlights.

EXTERNALLY

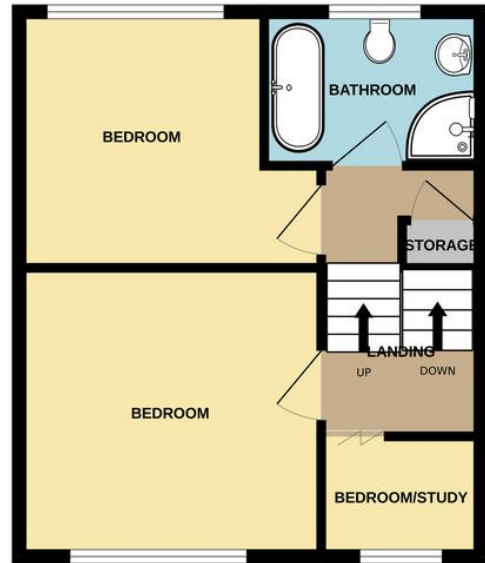
To the front of the property is a paved forecourt outside lighting. To the rear is an enclosed, easy maintenance tiered garden with perimeter fencing, paved and decked patio areas



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

Tenure - Freehold
Council Tax Band - B
EPC Rate - C

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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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