

3 Fern Lea, Hollingworth, Via Hyde, SK14 8LL



- OPEN COUNTRYSIDE VIEWS
- Entrance Porch
- Spacious Lounge
- Kitchen & Dining Room
- Three Bedrooms
- Private Rear Garden
- Off Road Parking
- Countryside Views
- Close proximity to Motorway networks
- Close to Schools

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MAIN DESCRIPTION

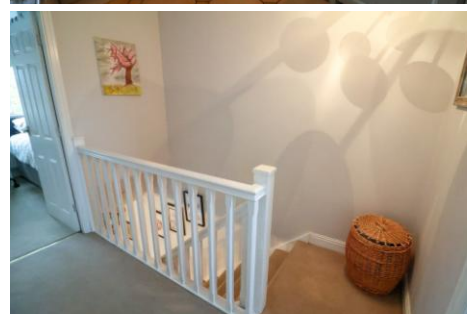
STUNNING COUNTRYSIDE VIEWS

Stepping Stones are delighted to present for sale this immaculately family home in Hollingworth. The property enjoys an open aspect to the rear overlooking Green Belt land and views of the surrounding countryside and a courtyard position set back from the road.

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 property offers spacious living accommodation and is beautifully decorated throughout with the internal accommodation in brief comprising; Entrance Porch, Spacious Lounge with double doors to the Kitchen and Dining Room with patio doors to the Rear Garden and the first floor there are Two Doubles and One Single Bedroom and Family Bathroom.

Externally to the front is a lawned front garden with driveway for off road parking and to the rear a paved and gravelled garden with shed and beautiful open aspect to the rear.



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ENTRANCE PORCH

uPVC double glazed entrance door, uPVC double glazed side window, ceiling light point, meter cupboard.

LOUNGE

15' 0" x 14' 3" (4.57m x 4.34m) A spacious lounge with a uPVC double glazed window to the front elevation, wall mounted radiator, TV aerial point, ceiling light point, stairs to the first-floor accommodation, feature gas coal effect fireplace with surround, coving to walls, double internal doors providing access to the Kitchen/Diner.

LANDING

Balustrade staircase to first floor landing, internal doors to first floor accommodation, ceiling light point, loft access - partially boarded with light.

KITCHEN

15' 0" x 9' 4" (4.57m x 2.84m) uPVC double glazed window to the rear elevation, a range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, integrated extractor fan, over sink spotlight housing and wine rack. Stainless Steel sink and drainer unit with mixer tap, integrated electric oven with four ring gas hob, wall mounted combination boiler in housing, plumbing for automatic washing machine, integrated Fridge and Freezer, ceiling spotlight track.

DINING ROOM

uPVC double glazed patio doors providing access to the rear garden and enjoying views over nearby countryside and green belt land, ceiling light point, wall mounted radiator.

MAIN BEDROOM

13' 1" x 8' 5" (3.99m x 2.57m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



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BEDROOM TWO

10' 9" x 8' 7" (3.28m x 2.62m) A further double bedroom with uPVC double glazed window to the rear elevation with stunning views and open aspect over the surrounding countryside, wall mounted radiator, ceiling light point.

BEDROOM THREE

9' 0" x 6' 3" (2.74m x 1.91m) uPVC double glazed window to the front elevation, wall mounted radiator, shelving over stair bunk, ceiling light point.

FAMILY BATHROOM

uPVC double glazed window to the rear elevation, a three-piece modern white suite comprising of low level WC, pedestal sink unit with mixer taps, panelled bath with mixer taps and over bath shower, glass shower screen, tiled floor and floor to ceiling tiles, ceiling light point, wall mounted chrome radiator.

EXTERNALLY

To the front is a lawned front garden with driveway for off road parking and to the rear a paved and gravelled garden with shed and open aspect to the rear over green belt land enjoying stunning views. Gated access at the top of the garden providing access.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £75.00

Council Tax Band - C

EPC Rate - C

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GROUND FLOOR
210 sq.ft. (19.5 sq.m.) approx.

1ST FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA - 406 sq.ft. (37.7 sq.m.) approx.

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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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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.