



STEPPING STONES

Asking Price
£210,000

SALES AND LETTINGS

32 The Precinct, Moorfield Terrace, Hollingworth, SK14 8JF



- SPACIOUS FAMILY HOME
- Three Bedrooms
- Large Lounge & Spacious Kitchen/Diner
- OFF ROAD PARKING FOR 2 Vehicles
- Front & Rear Gardens

- Close to local Amenities
- Countryside Views
- Ideal Family Home
- Near to Local Schools
- Close to M67 Motorway Network

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MAIN DESCRIPTION

SPACIOUS FAMILY HOME

Stepping Stones are delighted to offer for sale this well maintained and spacious family home situated on a no through traffic road at the top of Moorfield Terrace in Hollingworth.



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.

This lovely home offers the perfect space for a small to medium family and enjoys a no through traffic position with large child friendly front lawn garden. The internal accommodation in brief comprises; Entrance Porch, Spacious Lounge and Kitchen/Diner to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there are both Front & Rear Gardens and allocated off road parking for two vehicles.

The property enjoys far reaching countryside views to the rear.

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ENTRANCE PORCH

4' 8" x 3' 1" (1.42m x 0.94m) uPVC double glazed entrance door to porch and uPVC double glazed window, meter point cupboard, ceiling light point, internal timber door to lounge.



LOUNGE

21' 6" x 12' 0" (6.55m x 3.66m) A generous sized lounge with turn stair to the first-floor accommodation, fireplace with electric pebble effect fire, large uPVC double glazed window to the front elevation, ceiling light point, archway through to kitchen/diner, TV aerial point, wall-mounted radiator.



KITCHEN/DINER

16' 0" x 15' 9" (4.88m x 4.8m) A spacious Kitchen/Diner with a range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, space for electric oven and over oven extractor fan, plumbing for automatic washing machine, stainless steel sink and drainer unit, Composite double glazed external door to the rear garden, uPVC double glazed window with far reaching countryside views, ceiling light point, wall mounted radiator, archway to lounge.



LANDING

Stairs from the ground to the first floor, loft access point, internal doors to the first floor accommodation.



MAIN BEDROOM

11' 9" x 10' 0" (3.58m x 3.05m) A generous double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall-mounted radiator.



BEDROOM TWO

9' 8" x 7' 8" (2.95m x 2.34m) A further double bedroom with uPVC double glazed window to the rear elevation with far reaching countryside views, storage closet, wall mounted radiator, ceiling light.



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BEDROOM THREE

8' 1" x 5' 7" (2.46m x 1.7m) uPVC double glazed window to the front elevation with front garden aspect, ceiling light point, wall mounted radiator.



BATHROOM

8' 5" x 6' 2" (2.57m x 1.88m) A three-piece suite comprising low-level WC, pedestal sink unit with mixer tap and bath with over bath shower, splash back tiling, ceiling light point, wall mounted chrome heated towel rail, uPVC double glazed window to the rear elevation.



EXTERNALLY

To the front is a fully enclosed private garden with both lawn and patio areas and to the rear is a private courtyard style garden enjoying far reaching countryside views.

There are two allocated parking areas providing off road parking for 2 vehicles.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £10 per year

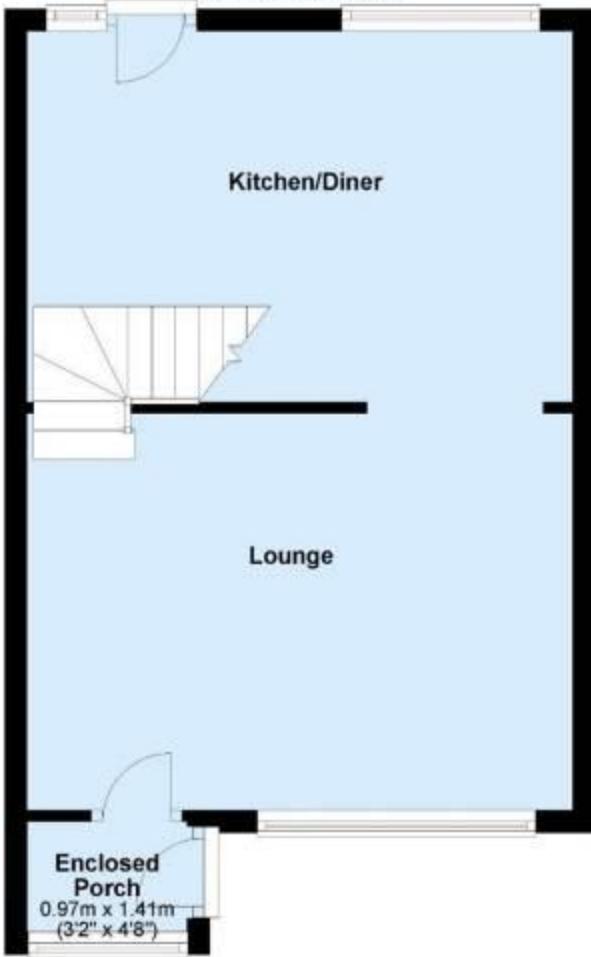
Leasehold Term - 999 years from date of build

Council Tax Band - B

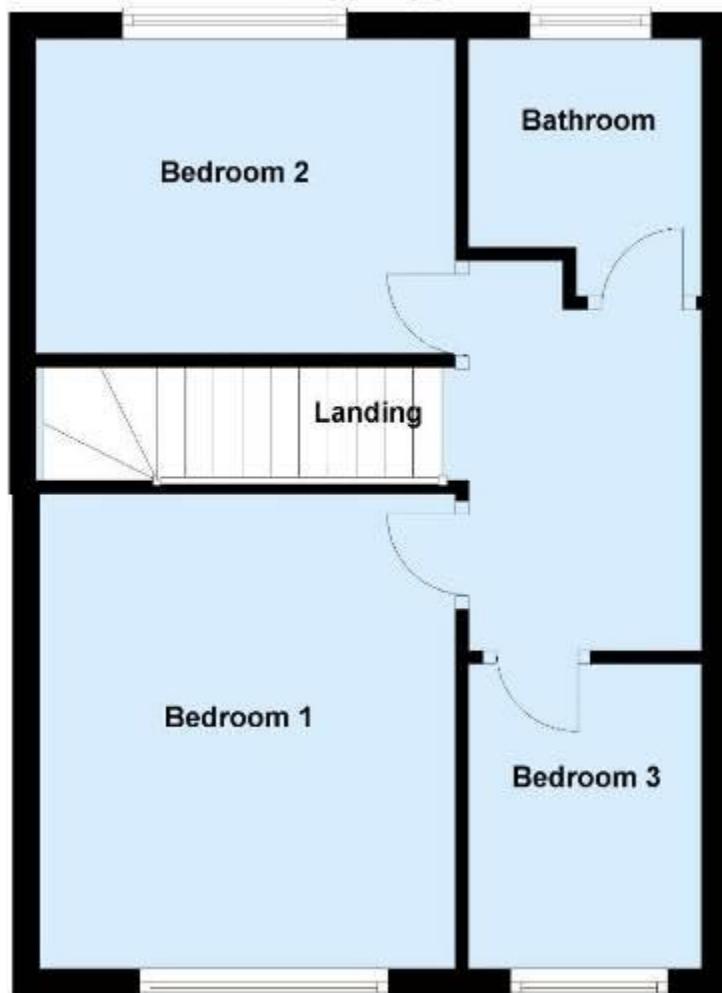
EPC Rate - D

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Ground Floor



First Floor



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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.