

36 The Precinct, Moorfield Terrace, Hollingworth SK14 8JF



- **FREEHOLD & NO VENDOR CHAIN**
- **Three Bedrooms**
- **Open Plan Kitchen Diner**
- **Spacious Lounge**
- **Modern Bathroom**
- **Private Garden to Front**
- **Rear Garden with Decking**
- **Off Road Parking**
- **Far reaching Countryside Views**
- **Close to M67 Motorway Network**

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

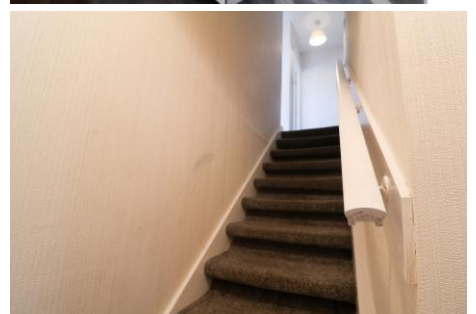
Stepping Stones are delighted to offer this modern freehold three-bedroom home with no vendor chain. Beautifully presented and spacious throughout, the property enjoys stunning countryside views, private front and rear gardens, and an open-plan kitchen diner with patio doors leading to a raised decking area, perfect for entertaining.

Set on a quiet, child-friendly no-through road, this home is ideal for couples, downsizers, and small families.

The accommodation comprises an entrance vestibule leading to a bright and spacious lounge with a bay window overlooking the front garden. The modern open-plan kitchen diner features integrated appliances and sliding doors opening onto the elevated decking area. Upstairs there are three well-proportioned bedrooms, two of which enjoy garden and countryside views, along with a stylish family bathroom with a three-piece suite. The main bedroom also benefits from a large storage cupboard and loft access.

Externally, the property offers a private front garden with lawn and pathway to the entrance, while the rear garden includes the elevated decking, a low-maintenance patio, and a timber gate leading to off-road parking and a former garage plot.

Located in the desirable village of Hollingworth on the edge of the Peak District, the home offers the perfect mix of rural charm and modern convenience. The area provides local shops, reputable schools, countryside walks, and excellent transport links via the M67 and nearby train stations, making it an ideal home for families and commuters alike.



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ENTRANCE VESTIBULE

uPVC external door into the vestibule, leading through a glazed timber door into the lounge.

LOUNGE

15' 5" x 10' 3" (4.7m x 3.12m) uPVC external door opens into a vestibule housing the consumer unit, leading through a glazed timber door into the lounge. The lounge features a large UPVC bay window to the front elevation overlooking the garden, a ceiling light point, two wall lights, and a wall-mounted radiator. An internal door leads through to the kitchen diner.

KITCHEN DINER

15' 5" x 11' 11" (4.7m x 3.63m) The kitchen diner is fitted with a range of high and low-level units with contrasting work surfaces and splashback tiling. Appliances include a four-ring induction hob with electric oven, double sink with drainer and mixer tap, and space/plumbing for a washing machine. Two ceiling light points, a wall-mounted radiator, and a uPVC double-glazed window overlooking the rear garden and beyond to far-reaching countryside views. Sliding patio doors open onto the decking and rear garden, providing an excellent space for dining and entertaining.

LANDING

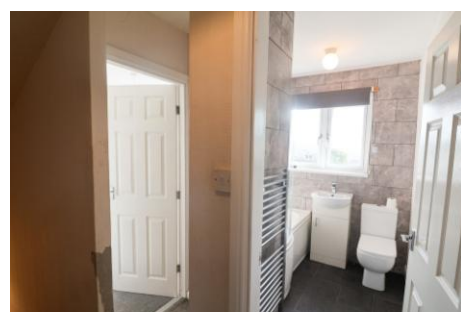
Ceiling light point and internal doors to all bedrooms and the bathroom.

MAIN BEDROOM

12' 5" x 9' 4" (3.78m x 2.84m) uPVC double-glazed window overlooking the front garden, wall-mounted radiator, loft access point, and a large storage cupboard.

BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m) uPVC window to the front elevation, ceiling light point, wall mounted radiator.



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BEDROOM THREE

9' 2" x 7' 3" (2.79m x 2.21m) uPVC double glazed window to the front elevation with far-reaching countryside views, ceiling light point, wall mounted radiator and built-in storage.

BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m) Comprising a three-piece suite with bath and overhead shower, low-level WC, and sink with vanity unit. Floor-to-ceiling splashback tiling, wall mounted chrome towel rail, ceiling light point, and uPVC double-glazed window with countryside views.

EXTERNALLY

To the front a private garden with a grass lawn and paved path leading to the front door. To the rear of the property there is an elevated decking area and a flagged low maintenance patio, a timber gate leads to the off road parking and former garage plot.



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DISCLAIMER

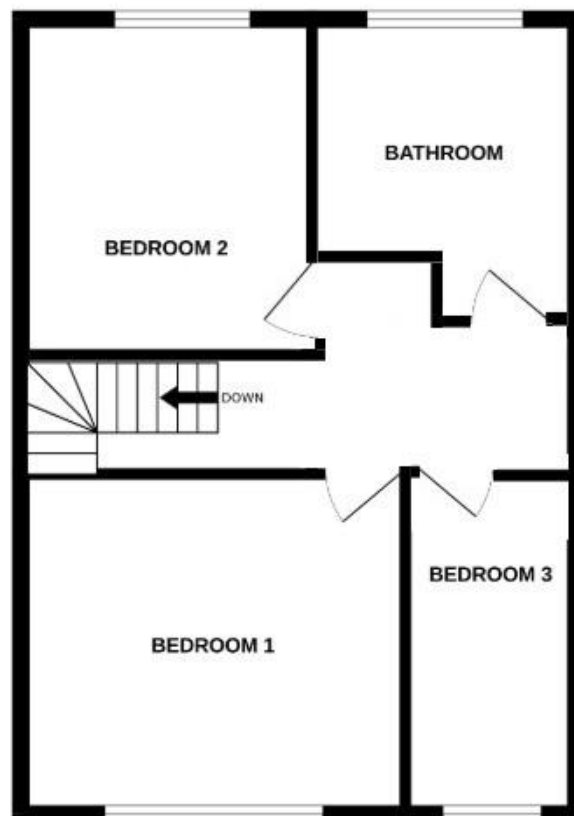
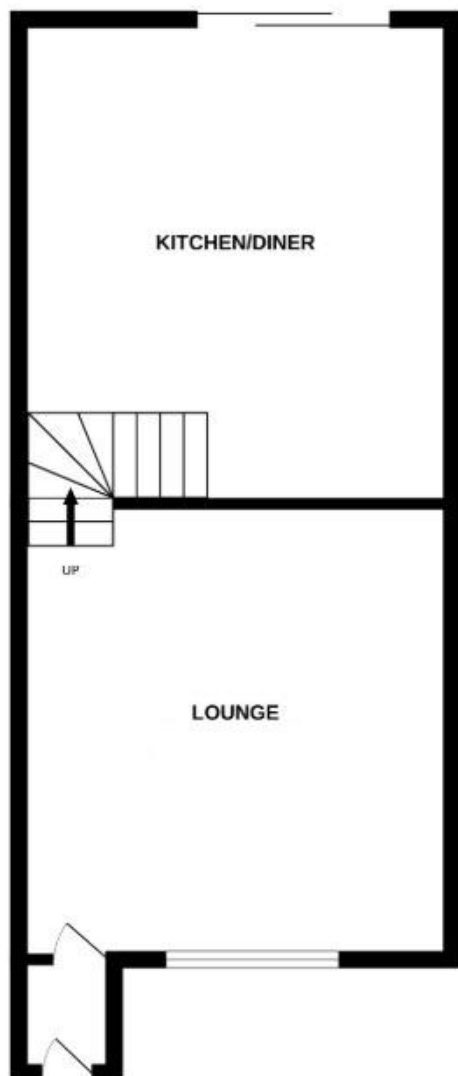
The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - D

Council Tax Band Rating - B

Council – Tameside



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