



STEPPING STONES

SALES AND LETTINGS

Asking Price  
£415,000

58 Green Lane, Hollingworth, Via Hyde, SK14 8JQ



- FREEHOLD & NO VENDOR CHAIN
- Bungalow in Superb Location
- Three DOUBLE Bedrooms & Two Bathrooms
- Spacious Conservatory
- Utility & Spacious Kitchen/Diner
- Solar Panels
- Garage & Driveway
- Private Front, & Rear Gardens
- Countryside Aspect
- Viewing Essential

# 58 Green Lane, Hollingworth, Via Hyde, SK14 8JQ

## MAIN DESCRIPTION

### \*\*\*FREEHOLD, NO VENDOR CHAIN & COUNTRYSIDE LOCATION\*\*\*

Stepping Stones are delighted to offer for sale this immaculately presented and very well-maintained bungalow. This spectacular property occupies a generous plot at the top of Green Lane in Hollingworth located on the very edge of the stunning open countryside which is appreciated from the private rear garden.

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 current vendor has enjoyed this family home for over 37 years extending the property over time to provide the perfect family accommodation on offer today. Maintained to a very high standard and improvements made to include a roof conversion for a further bedroom and bathroom and large conservatory to the rear of the property.

The internal accommodation in brief comprises; Entrance Porch, Entrance Hallway, Lounge, Kitchen / Diner, Conservatory, Utility Room, Integral Garage, Two Double Bedrooms and Family Bathroom to the ground floor and a further Double Bedroom, Bathroom, Landing / Study and walk in Storage cupboard to the first floor.

Externally the gardens both front and rear are well stocked and mature and a driveway providing off road parking for several Vehicles.



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## ENTRANCE PORCH

uPVC sliding doors to porch & door to hallway.

## ENTRANCE HALLWAY

14' 6" x 8' 1" (4.42m x 2.47m) A spacious entrance hallway with spiral staircase providing access to the first floor bedroom, bathroom and study area, internal doors to the ground floor accommodation, wall mounted radiator, dado rail, storage cupboard, 2 x wall light points, ceiling light point.

## LOUNGE

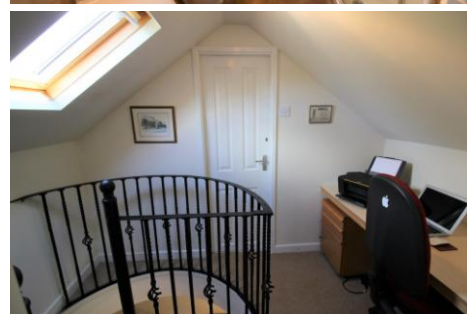
18' 4" x 12' 1" (5.61m x 3.69m) A spacious lounge with large uPVC double glazed window to the front elevation with views of the surrounding countryside. Inset gas fire, TV aerial point, wall mounted radiator, dado rail, cornice to ceiling, ceiling rose and light point, internal double doors to kitchen/diner.

## KITCHEN /DINER

18' 4" x 10' 0" (5.59m x 3.07m) An open plan kitchen / dining with a comprehensive range of high and low fitted solid Oak kitchen units, with breakfast bar and pull-out larder system, contrasting work surfaces, under cupboard lighting and splash back tiling. Integrated dishwasher and fridge and freezer, Stainless Steel sink and drainer unit with mixer tap, large uPVC double glazed window to the rear elevation with stunning views of the surrounding countryside, double oven with over oven extractor fan, step down to utility room.

## UTILITY ROOM

8' 4" x 8' 2" (2.55m x 2.50m) A range of high and low fitted Solid Oak kitchen units with under cupboard lighting, contrasting work surfaces, splash back tiling, stainless steel sink and drainer unit, wall mounted radiator, tiled floor, ceiling spot lights, integrated washer/dryer, uPVC double glazed window and door to the rear elevation with stunning views and open aspect to the rear. Internal door to garage.



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## CONSERVATORY

15' 11" x 10' 2" (4.86m x 3.11m) A generously sized uPVC double glazed conservatory with solid roof to the rear elevation enjoying a garden view with open aspect to the rear with farmland beyond. Ceiling spot lights, wall mounted radiator, TV aerial point, 2 x wall light points, patio doors providing access to the rear garden.



## GARAGE

14' 2" x 8' 9" (4.32m x 2.68m) Vehicle and pedestrian door, light, power and meter points.



## MASTER BEDROOM

11' 11" x 10' 0" (3.65m x 3.07m) A double master bedroom with a range of fitted wardrobes to one wall, large uPVC double glazed window to the front elevation with views of the hills beyond, wall mounted radiator, ceiling light point.



## BEDROOM TWO

11' 10" x 10' 0" (3.62m x 3.06m) A further double bedroom with large uPVC double glazed window to the rear elevation with garden view and open aspect. Wall mounted radiator, ceiling light point, cornice to ceiling.



## GROUND FLOOR BATHROOM

8' 1" x 5' 6" (2.48m x 1.70m) A three-piece suite comprising of low level w/c, pedestal sink unit and shower cubical. 2 x uPVC double glazed windows to the rear elevation, ceiling spotlights, wall mounted heated towel rail, extractor fan, splash back tiling.



## LANDING

Spiral staircase to the first-floor landing currently used as a study area with light point, Velux style window and doors to Bedroom Three and Guest Bathroom.



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## FIRST FLOOR BEDROOM THREE

14' 7" x 9' 1" (4.45m x 2.77m) A lovely double bedroom with Velux style window to the rear elevation enjoying those stunning rear views and uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point.



## BATHROOM

9' 1" x 8' 5" (2.77m x 2.58m) A stunning guest bathroom with three piece suite comprising of a low level w/c, sink cabinet unit and free standing roll top bath. Large Velux window to the rear elevation, ceiling light point, internal door to storage cupboard.

## WALK IN STORAGE

A great versatile space currently doubling up as an office and storeroom with light point, solar panel controls, wall mounted combination boiler, light point.

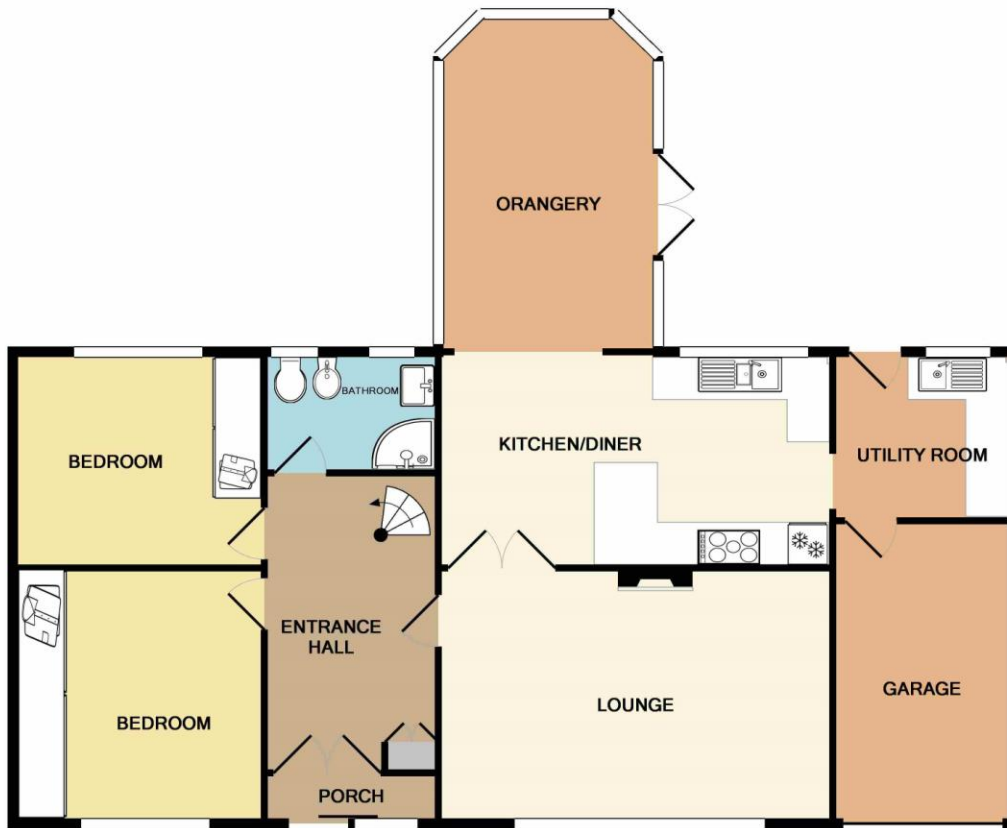
## EXTERNAL

FRONT - A well stocked front garden with lawned area and mature planting. Driveway provides off road parking for approx. 4/5 vehicles, gated side access to the rear garden.

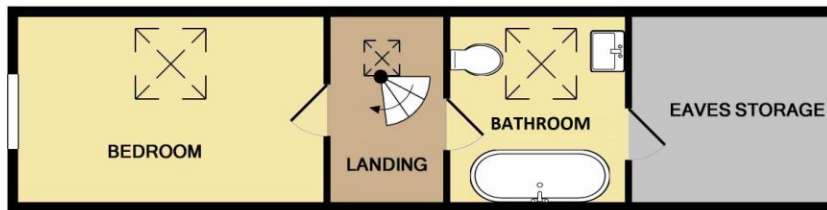
REAR - Wow! A sizeable private lawned garden with two separate patio areas and summer house, the garden adjoins open countryside and has a very private and open aspect. Outside water tap, security lighting.

## DISCLAIMER

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 1181 SQ.FT.  
(109.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

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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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