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3 HOLLY BANK, HOLLINGWORTH, HYDE

£179,950



## 3 HOLLY BANK, HOLLINGWORTH, HYDE, SK14 8QL

\*\* SEE OUR VIDEO TOUR \*\*

A deceptively spacious, extended bungalow, enjoying a cul-de-sac location and offered for sale with No Onward Chain. Briefly comprising an entrance hall, 18 ft lounge and through dining room, fitted kitchen with oven and hob, two bedrooms and a study/dressing room, bathroom with shower and enclosed gardens, Gas central heating, pvc double glazing and off road parking.  
Energy Rating D

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and bear left into Woolley Lane. At the traffic lights turn right into Hollingworth along Market Street and eventually right again into Printers Fold. Turn second right into Holly Bank where the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, central heating radiator, access to the loft space and doors leading off to:

#### Lounge 18'5" x 10'6" (max) 9'3" (min) (5.61m x 3.20m (max) 2.82m (min))

Pvc double glazed front window, central heating radiator, tv aerial point gas living flame coal effect fire and fireplace, archway through to:

#### Dining Room 10'6" x 9'3" (3.20m x 2.82m)

Pvc double glazed patio doors leading out to the rear garden and central heating radiator.

#### Kitchen 12'1" x 7'9" (3.68m x 2.36m)

A range of fitted shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, Belling electric oven, work tops over with an inset single drainer stainless steel one and a

half bowl sink unit with mixer tap, gas hob and filter hood over, matching wall and larder cupboards, pvc double glazed front window and Glow Worm gas fired central heating boiler.

#### Bedroom One 15'7" x 8'0" (less furniture) (4.75m x 2.44m (less furniture))

Double glazed patio doors, central heating radiator, fitted wardrobes, dressing table, chest of drawers and bedside drawers, door through to:

#### Dressing Room/Study 8'0" x 7'11" (2.44m x 2.41m)

Pvc double glazed window.

#### Bedroom Two 9'2" x 7'4" plus 5'11" x 3'3" (2.79m x 2.24m plus 1.80m x 0.99m)

Pvc double glazed rear window and central heating radiator.

#### Bathroom

Suite including a panelled bath with shower over and shower screen, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed window.

### OUTSIDE

#### Gardens

The bungalow has a front garden, driveway and an enclosed private rear garden.  
Our ref:Cms/cms/1021/ 20



TOTAL APPROX. FLOOR AREA 801 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix 02020

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	85		1
	68		1

England & Wales EU Directive 2002/91/EC