



Hollingwood Lane, Great Horton,

Offers In Excess Of £200,000

**** SEMI DETACHED ** THREE BEDROOMS ** POTENTIAL TO EXTEND STPP ** GARAGE & DRIVEWAY ****

This superb three bedroom semi detached property would make an excellent purchase for a growing family and is ideally located for Quora retail Park which boasts shops, amenities, and a choice of schools nearby.

Boasting a spacious corner plot with potential to extend (subject to planning permission)

The accommodation briefly comprises hallway, lounge, dining room and a kitchen. There are three first floor bedrooms, and a house bathroom.

To the outside there are well maintained lawned and patio gardens to three sides with a driveway leading to a detached garage.



Entrance Hall

With radiator.



Kitchen

12'3" x 7'10" (3.73m x 2.39m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, pantry, two double glazed windows, radiator, upvc door to rear.

Dining Room

12'4" x 9'11" (3.76m x 3.02m)

With radiator and double glazed window.



Lounge

14'8" x 12'5" (4.47m x 3.78m)

With living flame gas fire, radiator, double glazed bay window.

First Floor

With double glazed window.



Bedroom One

16'1" x 10'7" (4.90m x 3.23m)

With built in wardrobe, radiator, double glazed window.

Bedroom Two

12'4" x 11'4" (3.76m x 3.45m)

With sliding door wardrobe, radiator and double glazed window.



Bedroom Three

8'7" x 6'11" (2.62m x 2.11m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising bath, wash basin and low suite wc.



Exterior

To the outside there are gardens to three sides incorporating lawn, patio and a driveway leading to a single garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(11-20) G			(11-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	