



jordan fishwick

7 SPRING STREET HOLLINGWORTH HYDE SK14 8NQ

£330,000

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**** SEE OUR VIDEO TOUR **** An immaculately presented, 1960's built, detached true bungalow, standing in private gardens and enjoying an open outlook at the front over the local primary schools' playing field. Briefly comprising an entrance hall, front through lounge and dining room with Oak flooring, a refitted kitchen with shaker style units and appliances, three bedrooms, a refitted shower room and side utility/porch. Off road parking for at least two cars. Energy Rating C

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 at the roundabout bear left into Woolley Lane. At the traffic lights turn right into Hollingworth along Market Street, then Spring Street is on the left and the property is on the right hand side.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, central heating radiator and Oak effect radiator cover, built-in cloaks cupboard with electric meter, access to the loft space and doors leading off to:

Lounge

13'6" x 14'2" (max) 12'7" (min)

Three pvc double glazed front windows, two central heating radiators, tv aerial point and archway through to:

Dining Room

10'9" x 8'2"

Pvc double glazed front window and central heating radiator.

Kitchen

12'9" x 9'10"

Refitted with a range of shaker style kitchen units including base cupboards and drawers, spice drawer, larder cupboard, corner carousel cupboards, split-level electric double oven, integrated dishwasher, solid wood tops and white one and a half bowl sink with copper mixer tap, integrated fridge and freezer, gas hob and filter hood, bespoke drinks cabinet, kickboard heater, cupboard housing the Worcester gas fired combination boiler and pvc double glazed side window.

Bedroom One

13'5" x 11'6" (plus door rec)

Pvc double glazed rear window and central heating radiator, built-in wardrobes.

Bedroom Two

10'1" (plus door rec) x 8'3"

Pvc double glazed rear window and central heating radiator, built-in wardrobes.

Bedroom Three

8'11" x 8'2"

Pvc double glazed side window and central heating radiators.

Shower Room

Refitted with a large walk-in shower and screen, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed window.

Side Utility/Porch

Central heating radiator, two wall cupboards, plumbing for an automatic washing machine and pvc double glazed external side door.

OUTSIDE

Gardens

There is a flagged frontage and flower beds, a path leads down the side to the private rear garden which has a patio area, garden shed, lawn and flower beds.

Our Ref : Cms/cms/0613/23



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors 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 a guide for the prospective purchaser. The services, systems and appliances shown are not to be relied upon and no guarantee is made as to their operation or efficiency until they are viewed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	