



*jordan* fishwick

21 Woolley Lane, Hollingworth, Hyde, SK14 8NW  
£169,950

- A Competitively Priced Mid Terraced House
- EPC & Council Tax A

A traditional stone built mid terraced house, guaranteed to be of special interest to any first time buyers, competitively priced and offering well presented living space. Briefly comprising of a front lounge, a fitted dining kitchen with oven and hob, two first floor bedrooms and a modern shower room. Gas central heating, pvc double glazing, a walled frontage, enclosed rear yard and garden area which is shared with next door. Slip road to alleviate traffic on Woolley Lane currently under construction. Energy Rating

## GROUND FLOOR

### Lounge

13'10 (less chimney breast) x 13'2

Composite front door, pvc triple glazed front window, central heating radiator, gas coal effect fire and fireplace, electric and gas meter cupboard, door through to:

### Dining Kitchen

13'10 x 11'11

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob and filter hood, matching wall cupboards, central heating radiator, pvc double glazed rear window and external rear door, spindled stairs leading to the first floor.

## FIRST FLOOR

### Landing

### Bedroom One

14'0 x 13'2

Pvc triple glazed front window and central heating radiator.

- Two Bedrooms
- Walled Frontage, Rear Yard & Shared Garden

### Bedroom Two

9'0 x 8'7

Pvc double glazed rear window, central heating radiator, built-in wardrobe with access to the loft space.

### Shower Room

A modern white suite including a corner shower cubicle, pedestal wash hand basin and close coupled wc, built-in vanity cupboard, central heating radiator and pvc double glazed rear window.

### OUTSIDE

### Walled Frontage, Enclosed Rear Yard & Shared Garden

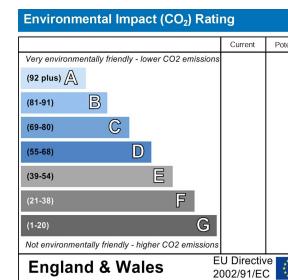
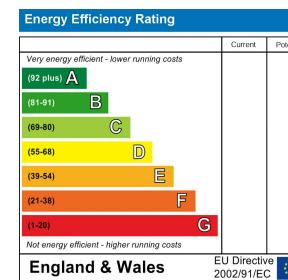
The property has a walled frontage, an enclosed, gated rear yard with garden shed and there is a garden area which is shared with no.23.

Our ref: Cms/cms/0204/26

### Note - Anti Money Laundering

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- Gas Central Heating & Pvc Double Glazing



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