



**jordan fishwick**

9 KING STREET HOLLINGWORTH HYDE SK14 8JT  
Guide Price £220,000

## 9 KING STREET HOLLINGWORTH HYDE SK14 8JT

A traditional stone built end terraced house in the heart of Hollingworth, with a walled frontage, low maintenance rear garden and off road parking. Briefly comprising of a front porch, lounge with wood burning stove, a dining kitchen and useful downstairs wc, conservatory, two first floor bedrooms and a modern bathroom with shower. Energy Rating D

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and windows, glazed door through to:

#### Lounge

13'5 x 12'10 (less chimney breast)

Pvc double glazed front window, central heating radiator, electric meter cupboard, exposed fireplace with wood burning stove, built-in storage cupboard and shelving, door through to:

#### Dining Kitchen

13'5 x 9'7 (plus stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, belling electric cooker with ceramic hob, work tops with an inset one and half bowl single drainer stainless steel sink and mixer tap, wall cupboards, pvc double glazed side and double glazed rear windows, central heating radiator, stairs to the first floor and door to:

#### Downstairs Wc

A white close coupled wc, wash hand basin, wall cupboards and pvc double glazed side window.

#### Conservatory

11'9 x 8'6

Double glazed windows and doors leading out to the rear garden, central heating radiator and stone flagged floor.

### FIRST FLOOR

#### Landing

Pvc double glazed side window, access to the loft space and doors leading off to:

#### Bedroom One

13'6 (less chimney breast) x 13'0

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

9'5 x 7'11

Pvc double glazed rear window, central heating radiator and walk-in storage.

#### Bathroom

A modern white suite including a panelled shower bath with shower over and shower screen, wash hand basin with vanity unit and mixer tap, pvc double glazed side window and chrome finish towel radiator.

### OUTSIDE

#### Gardens & Parking

The property has a walled frontage, off road parking at the side and a low maintenance flagged rear garden with three garden stores.

Our ref: Cms/cms/10/01/25

#### Agents Notes - HMRC Directive



Whilst every attempt has been made to ensure the accuracy of this floor plan, all 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 only be used as such by any prospective purchaser/tenant. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	