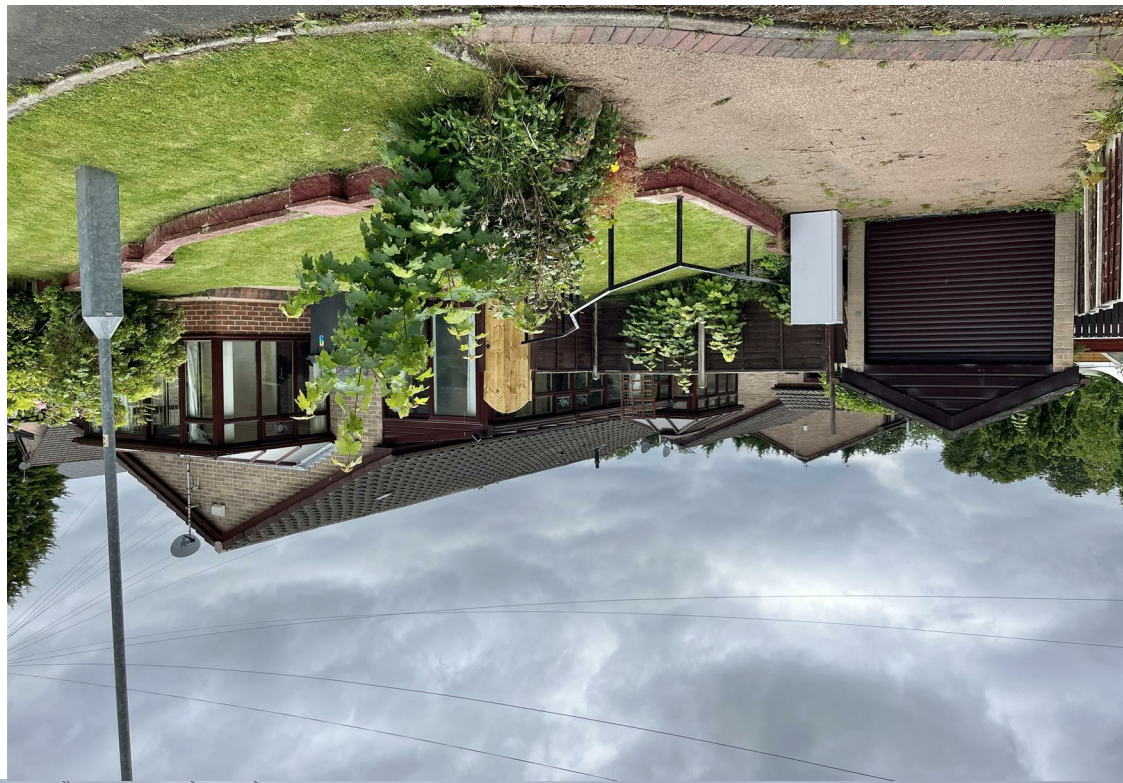




jordanfishwick

9 HOLLY BANK HOLLINGWORTH HYDE SK14 8QL

£235,000

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A modern, semi-detached bungalow, enjoying a corner plot on a quiet cul-de-sac and offered for sale with No Onward Chain. Briefly the property, which has gas central heating and pvc double glazing, includes an entrance vestibule, a living room and fitted kitchen, two separate conservatories, two bedrooms with wardrobes and a shower room. Driveway, detached garage and gardens. Energy Rating C

GROUND FLOOR

Entrance Vestibule

Pvc double glazed front door, door leading through to:

Living Room

14'6 x 13'0 (less vest)
Pvc double glazed front oriel bay window, central heating radiator, electric fire and fireplace.

Kitchen

9'6 x 7'1
Fitted base cupboards and drawers, plumbing for an automatic washing machine, built-in Smeg electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and matching wall cupboards, Viessmann gas fired combination boiler and pvc double glazed doors to:

Conservatory One

22'10 x 6'9
Pvc double glazed windows, central heating radiator and patio doors out to the rear garden.

Conservatory 2

Pvc double glazed windows and patio doors out to the side garden.

Bedroom One

11'4 (to robes) x 10'1 (max meas)
Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Two

9'5 x 8'9 (to robes)
Pvc double glazed rear window, central heating radiator and fitted wardrobes.

Shower Room

Shower cubicle, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Detached Garage

Electric remote controlled roll over door, power and light.

Gardens

The bungalow has a front garden with a resin path leading round to the side garden and driveway and there is a raised decked area with artificial lawn at the rear, which is in need of repair.

Our ref: Cms/cms/0618/26

Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in this statement as to their operation or efficiency can be given. Made with Metronix CSD20.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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	



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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