



# 68 Green Lane, Hollingworth, Cheshire, SK14 8JQ

**\*\* SEE OUR 3D INTERACTIVE VIRTUAL TOUR \*\*** A stunning detached family home, offering deceptively spacious living space, arranged over two floors and overlooking the adjoining open farmland. Originally built in 1958, the property has since been significantly extended by the current owners and now offers versatile accommodation that we are sure will suit a wide range of buyers. Briefly comprising an entrance hall, front pool room which could be another bedroom if required, a through lounge and dining room, separate living room, contemporary breakfast kitchen, utility room, fourth bedroom and modern shower room. Upstairs the galleried landing leads to a large master bedroom and en-suite shower room, two further bedrooms, a study/home office with Juliet balcony and the main bathroom. There is an attached garage, driveway and private rear garden taking full advantage of this delightful setting. Energy Rating C

## Guide Price £575,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

#### 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 turn left into Green lane where the property can be found towards the top.

#### GROUND FLOOR

##### Entrance Hall

Composite front door, tiled floor, cloaks cupboard, designer tubular central heating radiator, turning spindled stairs leading to the first floor and doors to:

##### Lounge

16'4" x 10'6"

Tiled floor, six wall light points, central heating radiator, door to the kitchen and opening through to:

##### Dining Room

12'3" x 8'6"

Pvc double glazed patio doors leading out to the rear garden, tiled floor, two designer central heating radiators and door to:

##### Living Room

18'1" x 11'0"

Two pvc double glazed rear windows, five wall light points and underfloor heating.

##### Breakfast Kitchen

16'11" x 11'0"

A range of fitted kitchen units including base cupboards and drawers, central island with breakfast bar, pan drawers, six ring induction hob and filter hood, plumbing for a dishwasher, work tops over with an inset one and a half bowl sink unit and mixer tap, split-level double oven, food/plate warmer and microwave, matching wall cupboards and space for an American style fridge, two pvc double glazed rear windows, tiled floor, underfloor heating and door to:

##### Utility Room

10'6" x 8'9"

Fitted base and wall cupboards, plumbing for an automatic washing machine, Worcester gas fired central heating boiler, pvc double glazed side window and double glazed composite external side door, door to the garage.

##### Pool Room

14'5" x 12'10"

Alternatively could be another reception/bedroom with a pvc double glazed front window, central heating radiator, stone fireplace and laminate wood flooring.

##### Bedroom Four

14'6" x 12'2"

Pvc double glazed front window, central heating radiator and fitted bedroom furniture.

### Shower Room

A modern white suite including a shower cubicle, half pedestal wash hand basin with mixer tap, close coupled wc and bidet, designer central heating radiator and extractor fan.

### FIRST FLOOR

#### Galleried Landing

Spindled balustrade, box room, storage room and doors leading off to:

#### Master Bedroom

20'7" x 17'5"

Pvc double glazed rear window, central heating radiator, fitted wardrobes, walk-in wardrobe and door to:

#### En-Suite Shower Room

A modern suite including a corner shower cubicle, half pedestal wash hand basin with mixer tap and close coupled wc, chrome finish towel radiator, Velux double glazed skylight window and extractor fan.

#### Bedroom Two

18'2" x 11'7"

Pvc double glazed rear window, designer central heating radiator and fitted wardrobes.

#### Bedroom Three

14'6" x 9'4"

Central heating radiator, Velux double glazed skylight window and eaves storage.

#### Study/Home Office

15'10" x 8'8"

Pvc double glazed doors and Juliet balcony, two central heating radiators.

#### Bathroom

A white suite including a panelled Jacuzzi bath, half pedestal wash hand basin, close coupled wc and shower cubicle, pvc double glazed side window, chrome finish towel radiator and laminate flooring.

### OUTSIDE

#### Attached Garage

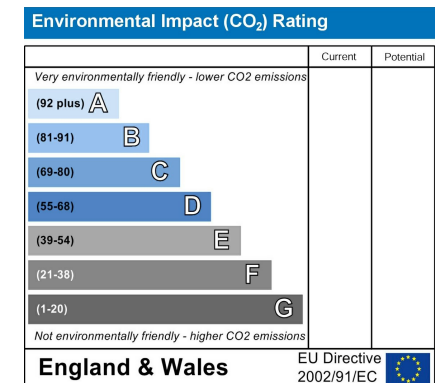
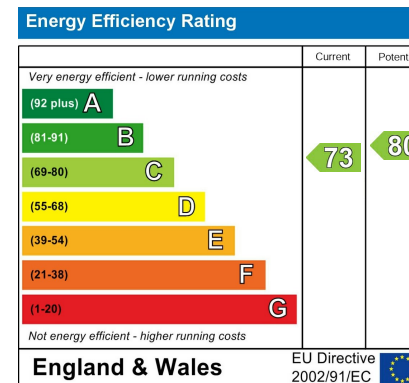
19'0" x 9'6"

Roll over door, pvc double glazed side window, power and light.

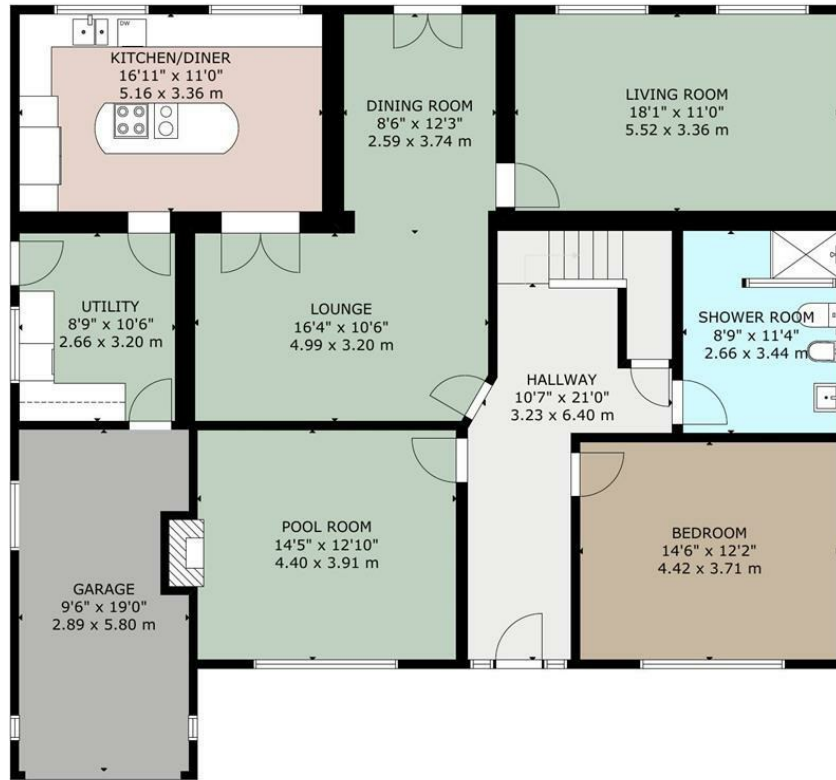
#### Gardens

The property has a front driveway, an artificial front lawn and the rear garden includes a patio area, lawn, flower beds and two garden stores.

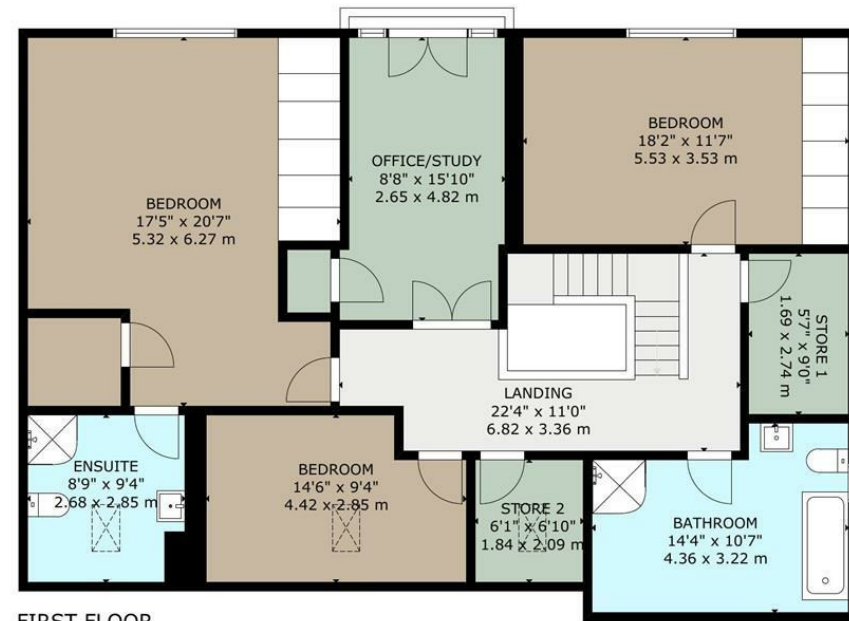
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GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 274 m<sup>2</sup>/2,942 sq ft  
GROUND FLOOR: 142 m<sup>2</sup>/1,524 sq ft, FIRST FLOOR: 132 m<sup>2</sup>/1,418 sq ft  
EXCLUDED AREA: GARAGE: 16 m<sup>2</sup>/173 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

*Jordan fishwick*



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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