



**jordan fishwick**

60 GREEN LANE HOLLINGWORTH HYDE SK14 8JQ  
Guide Price £465,000



## 60 GREEN LANE HOLLINGWORTH HYDE SK14 8JQ

**\*\* SEE OUR VIDEO TOUR \*\*** An extended, 1950's built, detached dormer bungalow, part of an established residential area and enjoying superb open views over the adjoining countryside. Briefly the property which has cost cutting solar panels and an air source heat pump, briefly comprises an entrance hall, a stunning 28ft, extended living room with vaulted ceiling, an open plan kitchen and dining/sun room, a useful study area, two ground floor double bedrooms, a modern shower room and a third bedroom and en-suite shower room over the integral garage. Double driveway, raised front garden and enclosed rear garden with large patio area and greenhouse. Energy Rating D

### 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. on the left hand side

### GROUND FLOOR

#### Entrance Hall

Double glazed composite front door, access to the loft space, electric meter cupboard and doors leading off to:

#### Living Room

28'7" x 12'1" (12'10" max)

Two large pvc double glazed picture windows taking full advantage of the rear aspect, three central heating radiators, parquet flooring, gas log effect fire and fireplace, vaulted ceiling, pvc double glazed external rear door and short staircase leading to the third bedroom.

#### Kitchen

11'4" x 7'4"

A range of fitted kitchen units including base cupboards and drawers, plumbing for a dishwasher, wine racks, work tops over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, electric cooker point, filter hood and matching wall cupboards, tiled floor and opening through to:

#### Dining/Sun Room

18'1" x 9'1" (max meas)

Three pvc double glazed rear windows, central heating radiator, patio doors and opening through to:

#### Study Area

9'4" x 7'9" (max)

Central heating radiator and tiled floor.

#### Bedroom One

15'0" x 12'7" (less robes)

Double glazed front window, central heating radiator, pvc double glazed side window, fitted wardrobes and chest of drawers.

#### Bedroom Two

10'10" x 10'5" (plus robes)

Double glazed front window, central heating radiator, fitted wardrobes and dressing table.

#### Shower Room

Walk-in shower and shower screen, half pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel radiator and two pvc double glazed rear windows.

### UPPER GROUND FLOOR

#### Bedroom Three

12'8" x 9'10" (max less cupboards) 6'5" (min)

Split-level with mezzanine area, a double glazed front dormer window, central heating radiator, fitted storage cupboards and steps up to a raised area with pvc double glazed side window, door to:

#### En-Suite Shower Room

Shower cubicle with Triton electric shower, wash hand basin and close coupled wc, central heating radiator and extractor fan.

### OUTSIDE

#### Integral Garage

Remote controlled electric roll over door, power and light, plumbing for an automatic washing machine and pvc double glazed side window.

#### Gardens

The property is set up from the road with a screen printed double driveway, lawn and rockery, whilst the rear garden includes a large block paved patio area, lawn with flower beds, attached garden store and greenhouse.

Our ref: Cms/cms/0322/24



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given. Made with Metropix 02024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	