



HOLLYHEY  
DRIVE



# 1 Hollyhey Drive, Northern Moor, M23 0DX

Three Bedroom Semi-Detached property occupying a large corner plot with spacious frontage. Just off Yew Tree Lane, within close proximity to motorway links, Metrolink, Wythenshawe Hospital and Park. The property briefly comprises: entrance hall/dining area, fitted kitchen, dual aspect lounge with doors to the rear garden, three well proportioned bedrooms and family bathroom. Externally, there is a shed with power, front/rear gardens and large driveway to the side for ample vehicles.

Freehold. Council Tax Band B. EPC Rating C.

## £250,000 Offers Over

### Viewing arrangements

Viewing strictly by appointment through the agent

95-97 School Road, Sale, Cheshire, M33 7XA 0161 962 2828

#### Dining Area/Hall

7'10" x 11'1"

Accessed via UPVC door, with two windows to the front aspect, carpeted flooring, ceiling light point and radiator.

#### Lounge

10'9" x 17'0"

Dual aspect reception room with UPVC window to the front aspect and sliding doors to the rear. Fireplace, dado rail, carpeted flooring, ceiling light point and radiator.

#### Kitchen

10'9" x 10'5" (widest points)

Fitted with wall and base level units incorporating integrated electric oven and gas hob, space for white goods, vinyl flooring, UPVC window and door to the rear aspect, radiator and ceiling light point. Wall mounted gas combination boiler installed in 2021.

#### First Floor

#### Master Bedroom

9'10" x 9'10" (widest points)

Double bedroom with high level fitted cupboards, UPVC window to the rear aspect, ceiling light point, radiator and carpeted flooring.

#### Bedroom Two

12'1" x 7'10"

Another double bedroom, UPVC window to the front aspect, carpeted flooring, radiator, ceiling light point.

#### Bedroom Three

11'1" x 7'2"


Generous third bedroom with UPVC window to the rear aspect, ceiling light point, carpeted flooring and radiator.


#### Bathroom

9'10" x 6'2"

Fitted with low level WC, wash basin and bath with electric shower above. Airing cupboard, obscured UPVC window to the front aspect, vinyl flooring and ceiling light point.

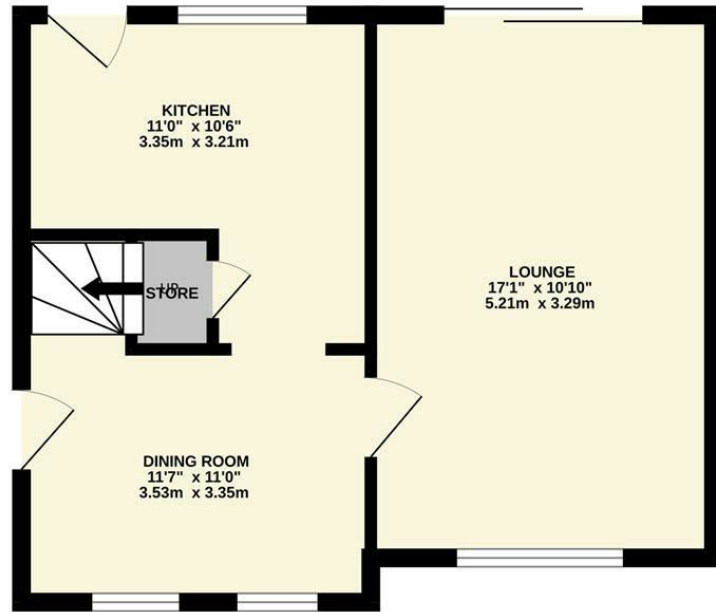


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	70	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

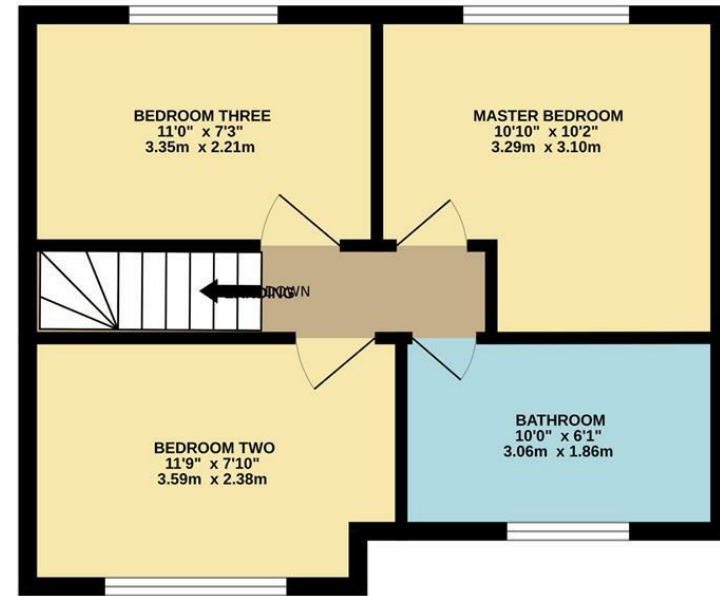
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024



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.

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

95-97 School Road, Sale, Cheshire, M33 7XA

0161 962 2828

sale@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

