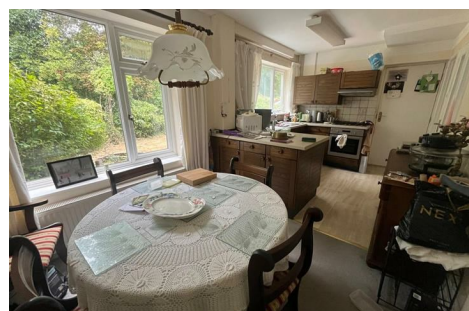


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## The Boulevard, Hollingworth, Hyde, SK14 8PL

This three bedroom, Semi Detached family home offers excellent potential for those looking to impart their own taste and specification upon a property. The property is situated in a well regarded residential location and benefits from off road parking and a good sized integral garage and is not overlooked to the rear. Offered for sale with no forward vendor chain we would recommend interested parties view at their earliest convenience.

The property occupies a pleasant "no through road" position and is situated within easy reach of all local amenities. Local junior and high schools are also in the vicinity and there are good commuter links.

**Price £279,000**

# The Boulevard, Hollingworth, Hyde, SK14 8PL

- Well Proportioned 3 Bedroom Semi Detached Property
- Integral Garage
- uPVC Double Glazing/Gas Fired Central Heating
- In Need of Some General Up-dating
- Excellent Potential
- Gardens to both Front and Rear
- Not Overlooked to Rear
- Good Access to Local Amenities
- Modern White Bathroom Suite
- Internal Inspection Highly Recommended.

## Contd.....

The property briefly comprises:

Entrance Hallway, Lounge with uPVC double glazed bow window, Dining Kitchen with access to the brick built garage which runs to the side of the property.

To the first floor there are 3 well proportioned Bedrooms (Bedroom 1 with fitted wardrobes), Bathroom/WC with modern white suite.

Externally there are lawned gardens to both front and rear and to the front of the property there is a driveway providing off road vehicular parking.

## The Accommodation in Detail:

### Entrance Hallway

Front door with feature stained glass inset, central heating radiator

### Lounge

14'11 x 11'1 (4.55m x 3.38m)

uPVC double glazed bow window, central heating radiator

### Dining Kitchen

17'5 x 8'8 (5.31m x 2.64m)

One and a half bowl single drainer stainless steel sink unit, range of wall and floor mounted units, built-in oven, four ring gas hob with filter unit over, understairs storage area, two uPVC double glazed windows, central heating radiator, access to Garage

### First Floor:

#### Landing

Loft access, uPVC double glazed window, bulkhead storage cupboard

#### Bedroom (1)

12'11 x 11'0 reducing to 9'11 (3.94m x 3.35m reducing to 3.02m)

Built-in wardrobes, uPVC double glazed window, central heating radiator

#### Bedroom (2)

10'9 x 9'6 (3.28m x 2.90m)

uPVC double glazed window, central heating radiator

#### Bedroom (3)

8'2 x 7'3 (2.49m x 2.21m)

uPVC double glazed window, central heating radiator

### Bathroom/WC

7'7 x 5'5 (2.31m x 1.65m)

White suite having tile panel bath with shower over, half pedestal wash hand basin, low level WC, part tiled, heated chrome towel rail/radiator, two uPVC double glazed windows, tiled floor

### Externally:

There is a driveway providing off road parking and this leads to an integral brick built Garage (25'0 x 7'11) with power and lighting and rear personnel door onto the back garden. The front and rear gardens are laid to lawn with a variety of mature border plants and shrubs.

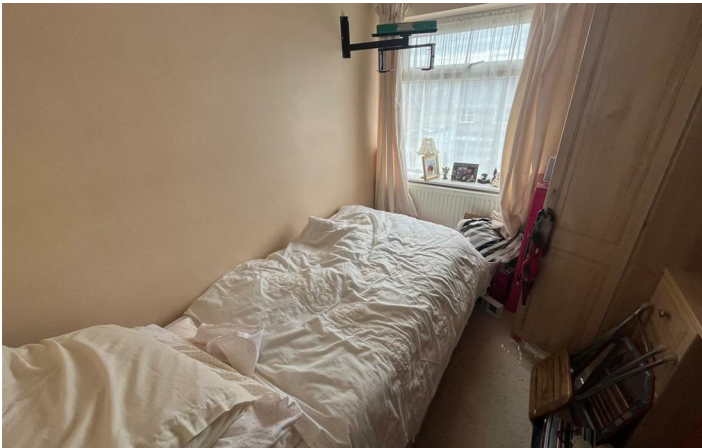
### AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .

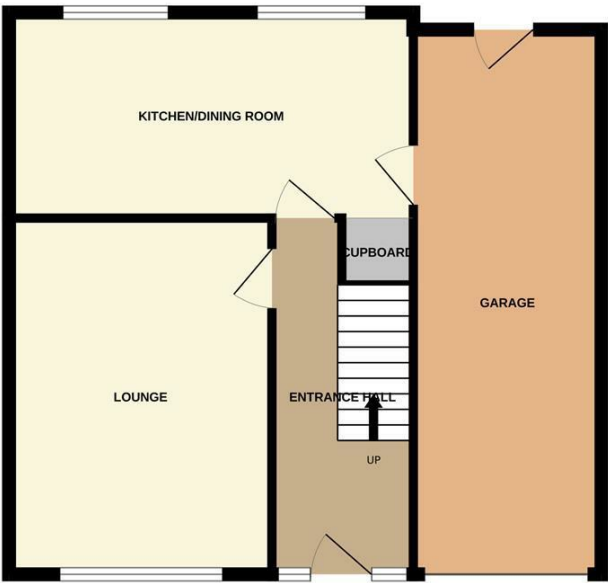


## Directions

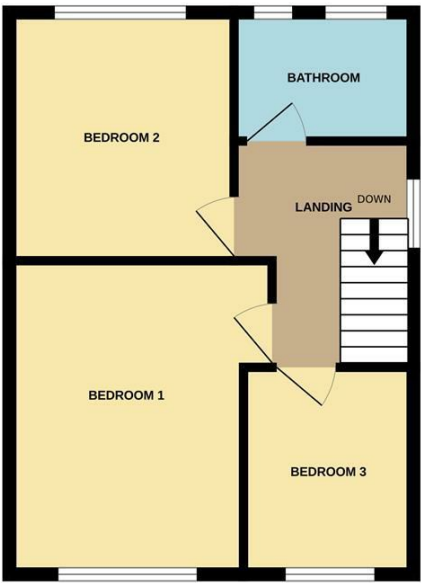


Floor Plan

GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.  
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