

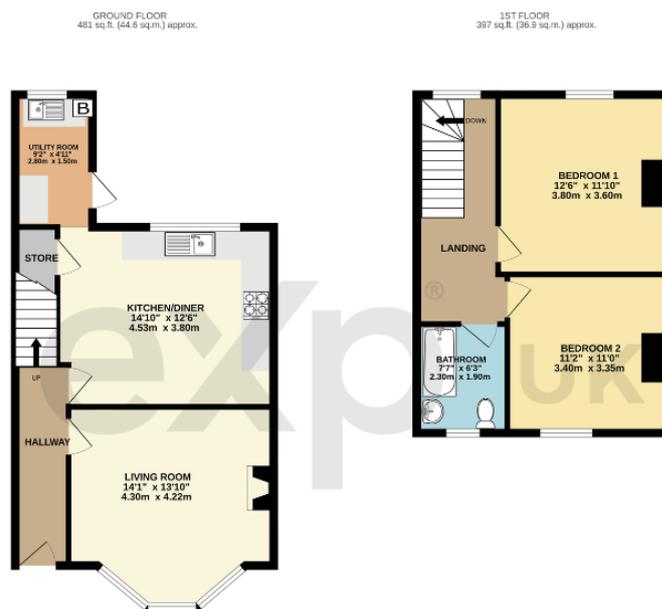
Hollins Terrace, Marple, Stockport, SK6 6AT

£260,000

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- NO ONWARD CHAIN
- GARDEN FRONTED PERIOD TERRACE
- TWO DOUBLE BEDROOMS | MODERN BATHROOM
- CENTRAL MARPLE LOCATION
- PERMIT PARKING AVAILABLE
- FREEHOLD
- SOUTH FACING ENCLOSED REAR COURTYARD
- KITCHEN DINER PLUS SEPARATE UTILITY ROOM
- CATCHMENT FOR LUDWORTH PRIMARY AND MARPLE HALL SCHOOL
- VIDEO TOUR AVAILABLE UPON REQUEST



HOLLINS TERRACE, MARPLE - TWO BEDROOM / TWO RECEPTION TERRACED HOUSE

TOTAL FLOOR AREA: 877 sq ft (81.5 sq m.) approx.
Our floor plans are intended to provide a general impression of the proposed layout. Measurements of rooms, windows, doors and other items are approximate and not to be relied upon for any specific construction or other purposes. The plan is for illustrative purposes only and should not be used for any productive purchase. The services, systems and appliances shown have not been tested and no guarantee can be made regarding their operation.
 www.exp.uk.com 02/2020



Welcome to Hollins Terrace. Located in the heart of Marple with the Memorial Park, shops and eateries close by, this spacious two bedroom period terrace would make a wonderful first home, downsize or investment opportunity.

PROPERTY ADDRESS: 14 Hollins Terrace, Marple, Stockport, SK6 6AT

With c.875 sq ft of living accommodation set over two floors, the property briefly comprises:

Ground Floor: A generously proportioned bay fronted living room with decorative feature fireplace; a spacious kitchen diner and separate utility room.

First Floor: Two well appointed double bedrooms and a modern white bathroom suite.

A quaint lawned garden with paved pathway leads to the traditional style front door and inside to the hallway. The living room is situated off the hallway to the right; a spacious room with a cosy feel featuring a decorative fireplace and framed by a beautiful bay window.

The kitchen diner is situated to the rear with a southerly aspect resulting in a light and airy space in which to enjoy spending time with family and friends. The kitchen is fitted with a range of wall and base units and range cooker with gas hob.

Off the kitchen is a handy utility room with sink and plumbing for washing machine and external door leading to the rear yard. A south facing sun trap, the yard is fully paved for easy maintenance so just add some pot plants for a splash of colour and then sit back and enjoy!

To the first floor, there are two good sized double bedrooms – one to the front and one to the rear – and a modern white bathroom suite featuring WC, hand wash basin, bath and electric shower.

We note other properties in the row have built into the loft and, subject to planning/regs, there is potential to do the same with a sizeable landing space suitable for a staircase.

Important Information:

- Tenure: Freehold
- Council Tax: Band B £1,666 per annum (Source: Sprift)
- Energy Efficiency Rating: C (70) Potential B (89)
- Parking: There is permit parking available in the car park to the rear of the property (also valid for use in other Marple car parks). Residents may apply to Stockport MBC for up to two permits.
- Mains gas, electric, water and drainage | Cable Broadband | Gas central heating (combi boiler serviced 08/23) | Fully double glazed
- Appliances may be available to purchase - speak to agent
- School catchment: Primary – Ludworth Primary School or St Mary's Catholic Primary.
Secondary - Marple Hall School or Harrytown Catholic School.
- No vendor chain

Viewings are strictly by appointment only and can be arranged by calling our offices, quoting ref ND0151.