



## The Paddock, Hollingworth, Hyde, SK14 8QJ

**Offers over £370,000**

Impressively extended is this fantastic family sized four bedroom detached property located on a quiet yet convenient cul de sac in this popular area of Hollingworth.

The property has been well cared for and much improved by the present owners over the years and is certainly a credit to them with great family sized accommodation that briefly comprises: To the ground floor. Entrance hallway with downstairs cloakroom/WC, hallway, great sized lounge opening to the dining room with patio doors to the landscaped rear garden, fitted kitchen, study/home office/family room and a utility room. Whilst to the first floor there are four excellent sized bedrooms (Master Bedroom with en Suite Shower Room) and a great sized four piece family bathroom suite. To the outside the property boasts parking for three cars and a garage with a good sized, private and landscaped rear garden. The property is double glazed throughout and central heated and ensuring that this property will appeal to even the most discerning of purchasers!

Impressively sized Property - Viewing Highly Recommended!



## GROUND FLOOR

### Hallway

Upvc double glazed front door, tiled floor, window to front and radiator.

### Cloakroom/WC

Low level WC, wash hand basin, tiled floor, part tiled walls

### Entrance Hall

Stairs to the first floor, radiator.

### Lounge

14'3" x 14'4" (4.35m x 4.37m)

Upvc double glazed bay window to front, ceiling cornices, opening to the dining room, fitted living flame effect gas fire, wall light points and radiator.

### Dining Room

11'10" x 8'4" (3.60m x 2.53m)

Patio doors to the landscaped rear garden, ceiling cornices and radiator.

### Kitchen

11'10" x 8'10" (3.60m x 2.68m)

Fitted with an ample range of matching base and wall units with downlighting and incorporating a single drainer sink unit and work tops over, integrated dishwasher, fitted four ring gas hob with extractor hood above and electric oven below, wooden floor, Upvc double glazed window to the rear elevation and radiator.

### Study/Office/Family Room

11'10" x 8'2" (3.60m x 2.50m)

Upvc double glazed door and window to rear, TV aerial point, wooden floor, radiator.

### Utility Room

3'10" x 8'2" (1.18m x 2.50m)

Matching range of fitted base and wall units with sink unit and worktops, plumbing and pace for the automatic washing machine, tiled floor, gas central heating boiler.

## FIRST FLOOR

### Landing

Access to roof void, storage cupboard.

### Bedroom 1

13'10" x 10'9" (4.21m x 3.28m)

Window to front with long range views, excellent matching range of fitted wardrobes, top boxes, drawer and bedside units, wall light points, radiator.

### En-suite Shower Room

Great sized en suite with window to front, fitted corner shower cubicle with electric shower, vanity wash hand basin, low level WC, part tiled walls, radiator.

### Bedroom 2

14'3" x 8'11" (4.35m x 2.72m)

Window to front with long range views, excellent matching range of fitted wardrobes and desk area, wooden floor, radiator.

### Bedroom 3

16'0" x 7'10" (4.88m x 2.39m)

Window to rear with views over rear garden, excellent matching range of fitted wardrobes, bedside units, radiator.

### Bedroom 4

12'3" x 10'9" (3.74m x 3.28m)

Great sized bedroom with window to rear, wooden floor, radiator.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

### Family Bathroom

Window to rear, good sized four piece bathroom with large corner bath, shower cubicles, pedestal wash hand basin, low level WC, tiled floor, tiled walls, heated towel rail.

## OUTSIDE

### Garage

Up and over door, power and light.

### Gardens & Driveway

To the outside the property boasts parking for three cars and a garage with a good sized, private and landscaped rear garden.



Total area: approx. 141.2 sq. metres (1520.2 sq. feet)

