



## 8 The Paddock, Hollingworth

£289,950 Leasehold

- Bay-front lounge with fireplace
- Open plan dining area
- Fitted kitchen
- Four bedrooms
- Modern bathroom
- Private south-east garden
- Driveway parking
- Attached garage with utility space
- Near Etherow Country Park
- Close to local schools



Situated in a pleasant residential cul-de-sac in the sought-after village of Hollingworth, The Paddock is a well presented and tastefully decorated four-bedroom home, ideal for family living.

The accommodation briefly comprises an entrance hall, a spacious lounge with a bay window and feature fireplace opening through to a dining area with patio doors to the rear garden, and a fitted kitchen with access to the attached garage. To the first floor there are four bedrooms and a modern family bathroom.

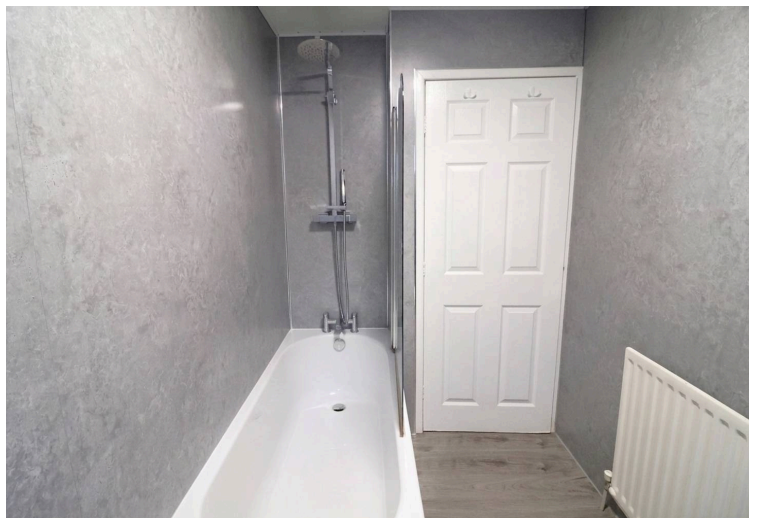
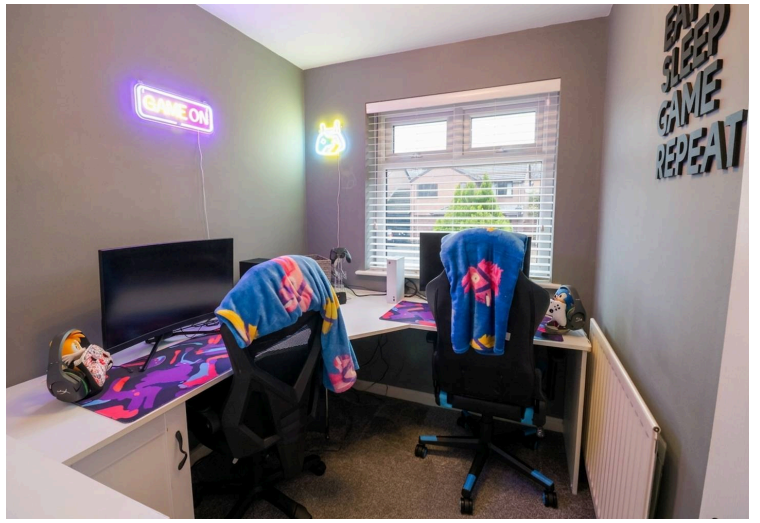
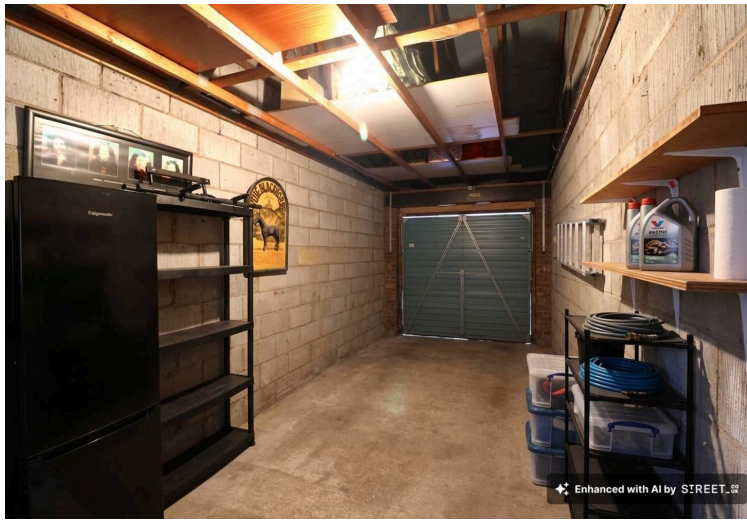
Externally, the property benefits from a driveway, garage and a private rear garden enjoying a pleasant south-easterly aspect.

The property is conveniently located close to the open green space of Etherow Country Park and within easy reach of local amenities. Well regarded schools nearby include Hollingworth Primary School, St Mary's Catholic Primary School and Longdendale High School, while good transport links provide convenient access to Glossop and Manchester.

A fantastic opportunity to acquire a well maintained and competitively price family home in a popular village setting.

Council Tax band: D

Tenure: Leasehold



### ENTRANCE HALLWAY

Front entrance door opening into the hallway with staircase rising to the first floor, central heating radiator and access into the lounge.

### LOUNGE

14' 4" x 14' 3" (4.37m x 4.34m)

A spacious reception room featuring a double glazed bay window to the front elevation, fireplace and two wall mounted radiators. Open plan access leads through to the dining area.

### DINING AREA

11' 9" x 8' 3" (3.58m x 2.51m)

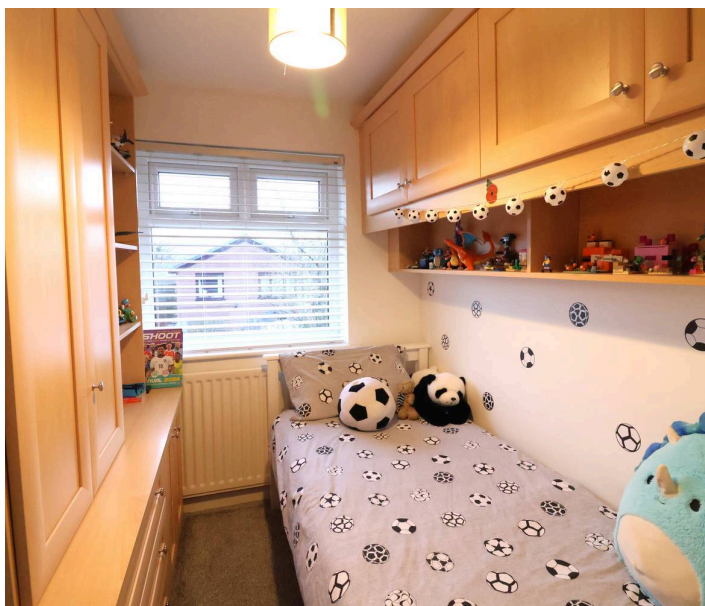
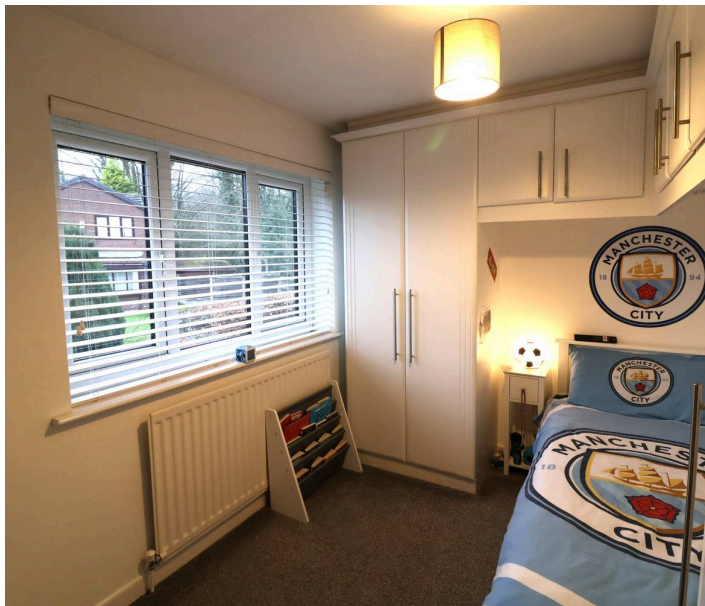
uPVC double glazed patio doors opening out onto the rear garden, wall mounted radiator. Internal door leading into the kitchen.

### KITCHEN

11' 3" x 8' 9" (3.43m x 2.67m)

Fitted with a range of high and low fitted kitchen units with contrasting work surfaces, sink and drainer unit with mixer tap, built-in electric oven, gas hob with extractor fan, uPVC double glazed window to the rear garden, wall mounted radiator, under stairs storage cupboard and internal door providing access to the garage.





#### **LANDING**

Stairs from the ground to the first floor, internal doors to the first floor accommodation, uPVC double glazed window to the side elevation, loft access, built in storage cupboard. Doors lead to all first floor rooms.

#### **BEDROOM ONE**

12' 1" x 11' 0" (3.68m x 3.35m)

A generous double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

#### **BEDROOM TWO**

11' 0" x 8' 1" (3.35m x 2.46m)

Double glazed window to the front elevation, fitted wardrobes, wall mounted radiator, ceiling light point.

#### **BEDROOM THREE**

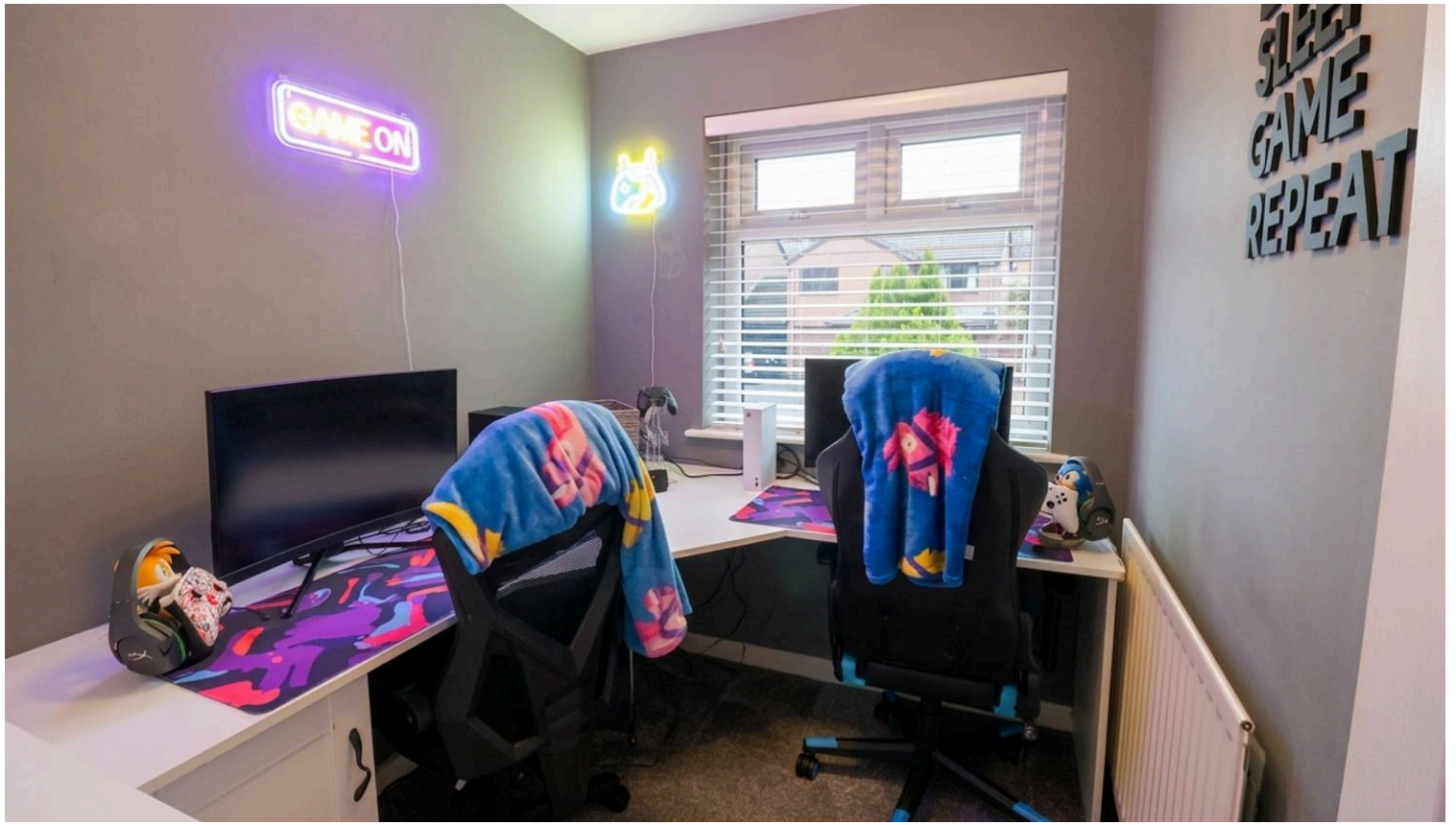
8' 0" x 6' 3" (2.44m x 1.91m)

uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, fitted shelving, drawers and storage.

#### **BEDROOM FOUR**

8' 0" x 5' 2" (2.44m x 1.58m)

Measurements excluding bulkhead uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fitted desk.



#### **BATHROOM**

A three piece suite comprising; low level w/c, pedestal sink unit and bath with over bath shower. uPVC double glazed window to the side elevation, wall mounted radiator.

#### **GARAGE**

22' 4" x 9' 0" (6.81m x 2.74m)

Accessed via an up-and-over door and equipped with power and lighting, Worcester combination boiler and plumbing for an automatic washing machine. External door providing access to the garden.





## **GARDEN**

The property benefits from a front garden and driveway, while to the rear there is a private enclosed garden enjoying a pleasant aspect.



Measurements are approximate. Not to scale. For illustration purposes only.

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