jordan fishwick

8 The Paddock, Hollingworth, Hyde, SK14 8QJ

£299,950

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- **Modern Link-Detached Family House**
- **Cul-de-Sac Location**
- **Four Bedrooms**
- **EPC C & Council Tax D**
- **Attached 22ft Garage**
- **Private Gardens**

Located at the head of a cul-de-sac, a competitively priced, link-detached family home with sunny South Easterly facing private gardens and an attached 22ft garage. With double glazing and gas central heating the property comprises of an entrance hall, a 25ft through living room with patio doors, a modern kitchen with oven and hob, four first floor bedrooms and the family bathroom with over bath shower. Energy Rating C

GROUND FLOOR

Entrance Hall
Front door, stairs leading to the first floor, central heating radiator and door to:

Lounge
14'4 x 14'3 (max meas)
Double glazed front bow window, two central heating radiators, fireplace and opening through to:

Dining Area
11'9 x 8'3
Pvc double glazed patio doors leading out to the rear garden, central heating radiator and door to:

Kitchen
11'3 x 8'9
A range of fitted kitchen units including base cupboards and drawers, built-in electric oven, wood effect work tops over with an inset single drainer sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, pvc double glazed rear window, central heating radiator, understairs cupboard and door to the garage.

FIRST FLOOR

Landing
Pvc double glazed side window, access to the loft space, linen cupboard, spindled balustrade and doors leading of to:

Bedroom One
12'1 x 11'0
Pvc double glazed rear window and central heating radiator.

Bedroom Two
11'0 x 8'1 (less furniture)
Pvc double glazed front window, central heating radiator, fitted wardrobes and cupboards.

Bedroom Three
8'0 x 6'3 (less furniture)
Pvc double glazed rear window, central heating radiator, fitted storage, shelving and drawers.

Bedroom Four
8'0 x 6'3 (less bulkhead)
Pvc double glazed front window, central heating radiator and fitted desk.

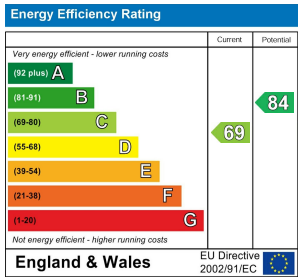
Bathroom
A modern white suite including a panelled bath with mixer tap, shower over and shower screen, pedestal wash hand basin with ,mixer tap, close coupled wc, central heating radiator and double glazed side window.

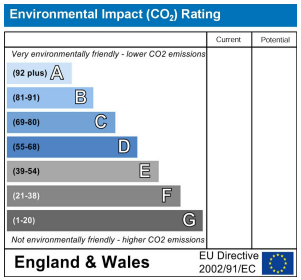
OUTSIDE

Attached Garage
22'0 x 9'0
Up and over door, power and light, plumbing for an automatic washing machine, Worcester gas fired combination boiler and rear personnel door.

Gardens
The property has a front garden, driveway and private rear garden which faces a sunny South Easterly aspect.

Our ref:Cms/cms/0829/25





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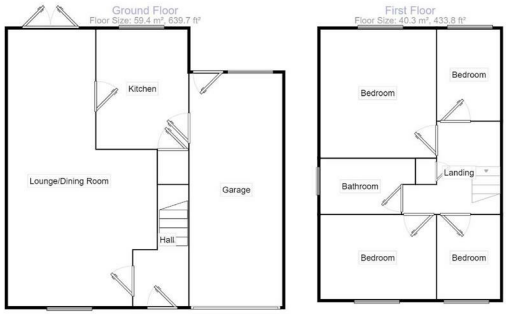

Measurements are approximate. Not to scale. For illustrative purposes only.

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