



# 5 Hadfield Place, Glossop, Derbyshire, SK13 8JE

**\*\* SEE OUR VIDEO TOUR \*\*** Offering truly deceptive living space, well presented throughout and arranged over three floors, this stone built mid terraced house is within 1/4 of a mile of Glossop town centre and is guaranteed to impress! Briefly comprising a front lounge, spacious dining room and a fitted shaker Oak style kitchen with twin ovens. Upstairs there are two bedrooms on the first floor, along with a useful store room and luxury bathroom and on the second floor there is a bright dormer bedroom with its own en-suite shower room. Outside there is a manicured and enclosed South Westerly facing rear garden with private decked area, patio and garden room, all perfect for those balmy summer evenings. Energy Rating D

## Offers Over £275,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Directions

From our office on High Street West proceed in an Easterly direction, once at the central traffic lights turn right onto Victoria Street. Follow the road up the hill and as it bears to the left turn right onto James Street and then almost immediately right again into Hadfield Place where the property can be found on the left hand side.

### GROUND FLOOR

#### Lounge

15'1" (min to chimney breast) x 13'2"

Pvc double glazed front door and two front windows, gas burning stove and Oak mantle, designer central heating radiator, fitted pine cupboards and shelving, curtained opening leading through to:

#### Dining Room

13'2" x 13'0"

Pvc double glazed rear window, designer central heating radiator, understairs cupboard, stairs leading to the first floor and archway to:

### Kitchen

12'4" x 8'4"

A range of fitted Oak fronted shaker style kitchen units including base cupboards and drawers, plumbing for a dishwasher and automatic washing machine, space for a dryer, integrated fridge and freezer, work tops over with inset coloured single drainer sink unit and mixer tap, five ring gas hob and filter hood, Zanussi twin electric ovens, matching wall cupboards, designer central heating radiator, two pvc double glazed rear windows and external rear door.

### FIRST FLOOR

#### Landing

Pvc double glazed rear window, returning stairs to the second floor and doors leading off to:

#### Bedroom Two

13'5" x 9'0"

Pvc double glazed front window and central heating radiator.

#### Bedroom Three

10'6" x 6'9"

Pvc double glazed front window and central heating radiator.

### Store Room

10'1" x 6'2"

Formerly the bathroom and now a useful addition.

### Bathroom

Refitted with a freestanding Mode oval bath and freestanding tap stand, wash hand basin with mixer tap and vanity cupboard, close coupled wc, cupboard housing the Worcedster combination boiler, pvc double glazed rear window and towel radiator.

## SECOND FLOOR

### Landing

### Attic Bedroom

19'11" (purlin to purlin) x 10'0" (min)

Pvc double glazed rear dormer window enjoying views to the hills, two designer central heating radiators and door to:

### En-Suite Shower Room

Shower cubicle, closed wc and wash hand basin with mixer tap and vanity cupboard, extractor fan.

## OUTSIDE

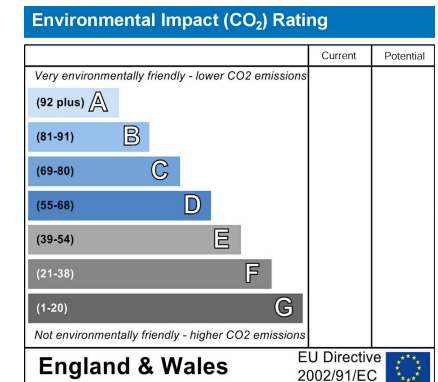
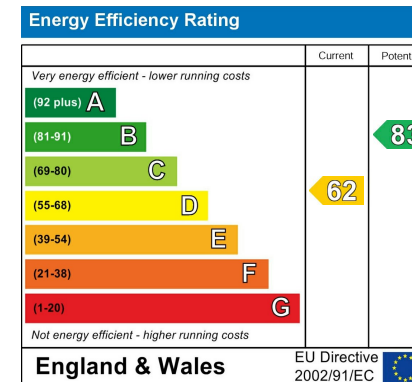
### Garden Room

With power and mood lighting.

### Gardens

The property has a private South Westerly facing rear garden with a decked area, sun patio and flower beds.

Our ref: Cms/cms/0830/22





GROUND FLOOR

1ST FLOOR

2ND FLOOR



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