



FOR SALE
jordan fishwick
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19 Sandybank Close, Hadfield, Glossop, Derbyshire, SK13 2EE

A well presented, three bedroom semi-detached family house, enjoying a cul-de-sac location on this popular Locke built development. Briefly comprising an enclosed front porch, entrance hall, downstairs wc, front lounge, dining room, conservatory and fitted shaker style kitchen including oven, microwave and hob. Upstairs the landing leads to the three bedrooms, two with fitted furniture and a spacious bathroom with separate shower cubicle. Attached garage, enclosed gardens and solar panels. Energy Rating C

Offers In The Region Of £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 proceed through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next set of traffic lights and at the second set turn right into Shaw Lane. Follow the road round, turn left into Green Lane, left again into Lower Barn Road, following the road round to the left and Sandybank Close is on the left hand side.

GROUND FLOOR

Enclosed Porch

Pvc double glazed front door and pvc double glazed door leading through to:

Entrance Hall

Central Heating radiator, stairs to the first floor and doors leading off to:

Downstairs Wc

Close coupled wc and wash hand basin.

Lounge

15'8" x 10'7"

Pvc double glazed front window, central heating radiator, electric coal effect fire and fireplace, archway through to:

Dining Room

9'0" x 7'11"

Central heating radiator and pvc double glazed patio doors leading into:

Conservatory

8'9" x 8'1"

Pvc double glazed windows and door leading out to the rear garden.

Kitchen

12'10" x 8'0"

A range of fitted shaker style kitchen units, finished in cream and including base cupboards and drawers, plumbing for a dishwasher, wood effect work tops over with an inset single drainer stainless steel one and a half bowl sink with mixer tap, breakfast bar, stainless steel finish gas hob, electric oven and microwave, filter hood and matching wall cupboards, two pvc double glazed rear windows, central heating radiator and pvc double glazed external rear door.

FIRST FLOOR

Landing

Pvc double glazed side window and access to the loft space.

Bedroom One

11'11" x 9'11" (less furniture)

Pvc double glazed front window, central heating radiator, fitted wardrobes, chest of drawers and bedside drawers.

Bedroom Two

12'1" x 9'6" (less furniture)

Pvc double glazed rear window, central heating radiator, fitted wardrobes and bedside drawers.

Bedroom Three

8'0" x 7'3" (less bulkhead)

Pvc double glazed front window and central heating radiator.

Bathroom

A white four piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled wc and corner shower cubicle with Triton electric shower, central heating radiator and pvc double glazed rear window.

OUTSIDE

Attached Garage

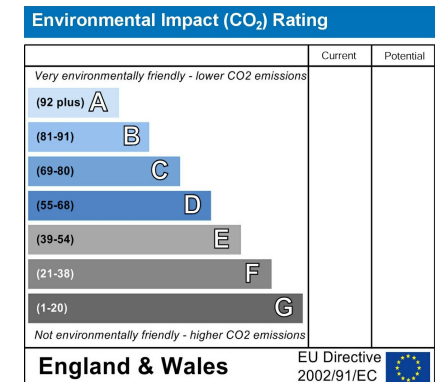
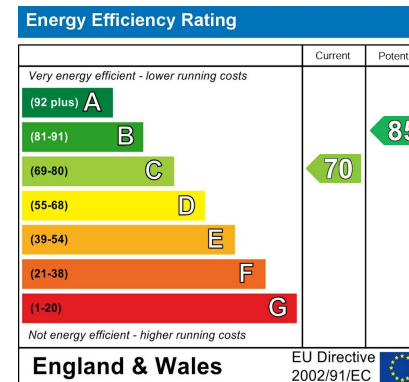
16'8" (plus door recess) x 9'1" (max) 8'9" (min)

Up and over door, Vaillant gas fired combination boiler, plumbing for an automatic washing machine and pvc double glazed personnel door.

Gardens

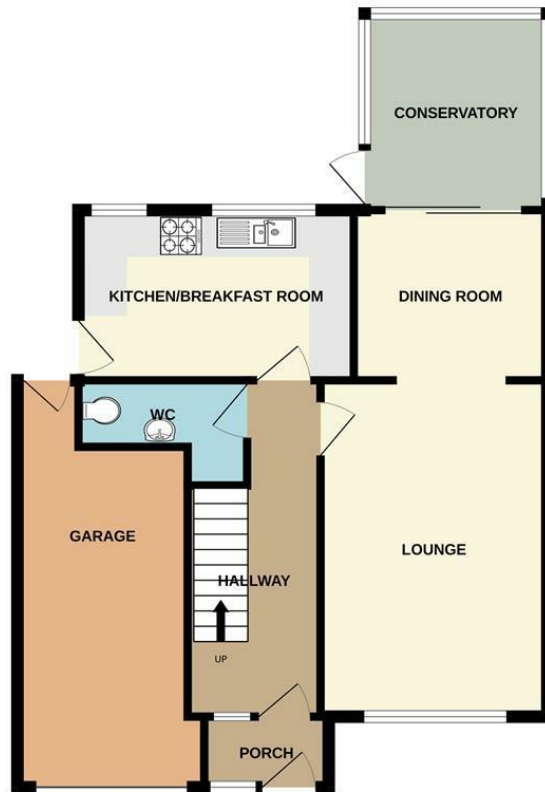
The property has a front garden, driveway and enclosed rear garden with a large flagged patio area and lawn.

Our Ref: Cms/0213/23





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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