



25 Etherow Way, Hadfield, Glossop, Derbyshire, SK13 1PS

**** SEE OUR VIDEO TOUR **** Offered for sale with No Onward Chain, this semi-detached house stands in larger than average gardens and would make a great starter home or would be ideal for someone looking to downsize. Briefly the property, which has both gas central heating and pvc double glazing, comprises of an entrance hall, 18ft through lounge with fireplace and a fitted dining kitchen with oven and hob, whilst upstairs there are two double bedrooms and a wet room with shower. Energy Rating D

Guide Price £185,000

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 to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Continue out of Glossop and the road changes into Woodhead Road. Turn left into Cemetery Road and follow the road round into Park Road, drop down the hill onto Hadfield Road. Eventually turn right into The Carriage Drive and then left into Etherow Way where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door and window, central heating radiator, understairs cupboard, turning stairs to the first floor and doors to:

Through Lounge

18'9" x 10'8"

Pvc double glazed front and rear windows, two central heating radiators, pebble effect fire and fireplace.

Dining Kitchen

12'5" x 9'11" (max) 8'5" (min)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob, matching wall cupboards, tiled floor, Vokera gas fired central heating boiler and radiator, electric meter cupboard, pvc double glazed side window and external rear door.

FIRST FLOOR

Landing

Pvc double glazed front window and central heating radiator, doors to:

Bedroom One

12'10" x 10'8" (less cupboard)

Pvc double glazed rear window, central heating radiator, storage cupboard and access to the loft space.

Bedroom Two

12'9" x 10'3"

Pvc double glazed side window and central heating radiator.

Wet Room

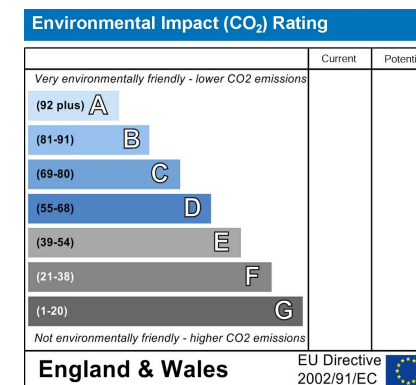
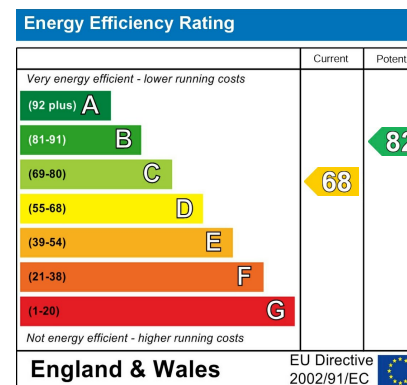
Mira electric shower, pedestal wash hand basin with mixer tap and close coupled wc, pvc double glazed front window and central heating radiator.

OUTSIDE

Gardens

The property has a front garden and larger than average rear garden.

Our ref: Cms/cms/1004/23

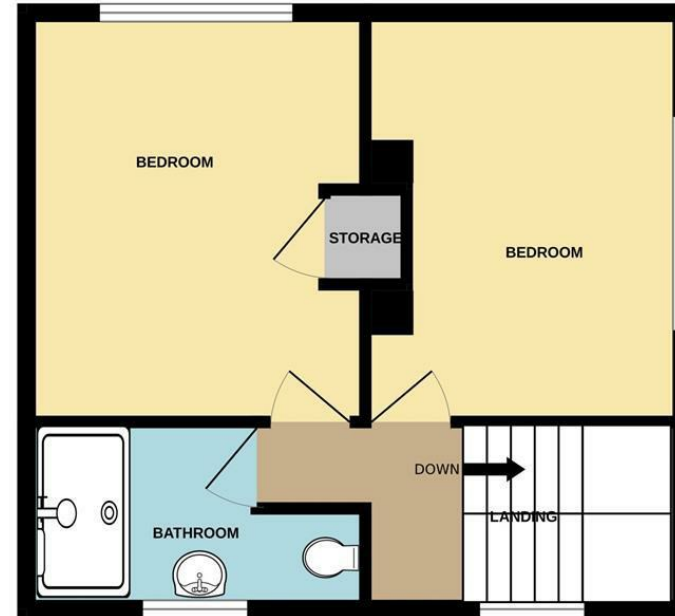




GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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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