



ROSE  
VILLAGE



# 4 Park Road, Hadfield, Glossop, Derbyshire, SK13 2AH

Adjoining Bankswood Park, just a short walk from Hadfield shops and the railway station which provides a 30 minute commute to Manchester city Centre, an 1877, stone built semi detached house, offering extended living space and with No Onward Chain. The property which has scope for some further improvement briefly comprises an entrance vestibule, front lounge, separate dining room, fitted kitchen and a useful cellar, whilst upstairs there are three bedrooms and a bathroom. There is a walled frontage and approx 85ft South Westerly facing rear garden. Energy Rating E

## £250,000

### 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 down the hill onto Park Road where the property can be found on the left hand side.

### GROUND FLOOR

#### Vestibule

Pvc double glazed front door, glazed door through to:

#### Lounge

16'3" (less chimney breast) x 11'3" less vest

Pvc double glazed front window, central heating radiator, feature fireplace, gas and electric meter cupboard, door through to:

#### Dining Room

16'5" (less chimney breast) x 12'4"

Pvc double glazed rear window, two central heating radiators, door and steps to the cellar, door to:

#### Kitchen

12'11" x 7'10"

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, wine rack, built-in electric oven, work tops over with an inset single drainer one and a half bowl stainless steel sink unit with mixer tap, gas hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and radiator, tiled floor, two pvc double glazed rear windows and external rear door.

### FIRST FLOOR

## Landing

Spindled balustrade, access to the loft space and central heating radiator.

## Bedroom One

11'4" x 9'7" (to chimney breast)

Pvc double glazed front window, central heating radiator and wardrobe.

## Bedroom Two

9'3" x 8'1" (max)

Pvc double glazed rear window, central heating radiator, fitted wardrobe and over head cupboards.

## Bedroom Three

11'5" x 5'2" (plus recess)

Pvc double glazed front window, central heating radiator and wardrobe.

## Bathroom

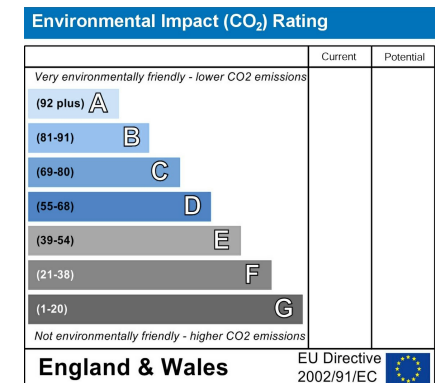
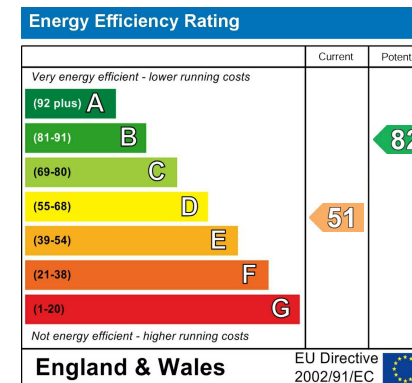
A white three piece suite including a panelled bath with shower over and shower screen, wash hand basin and low level wc with vanity unit, central heating radiator and pvc double glazed rear window.

## OUTSIDE

### Gardens

The property has a walled frontage and an approximately 85ft, South Westerly facing rear garden which adjoins Bankswood Park.

Our Cms/cms/0116/24



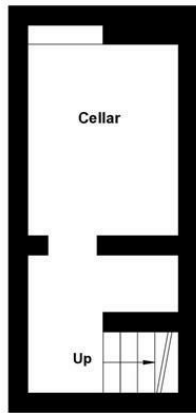




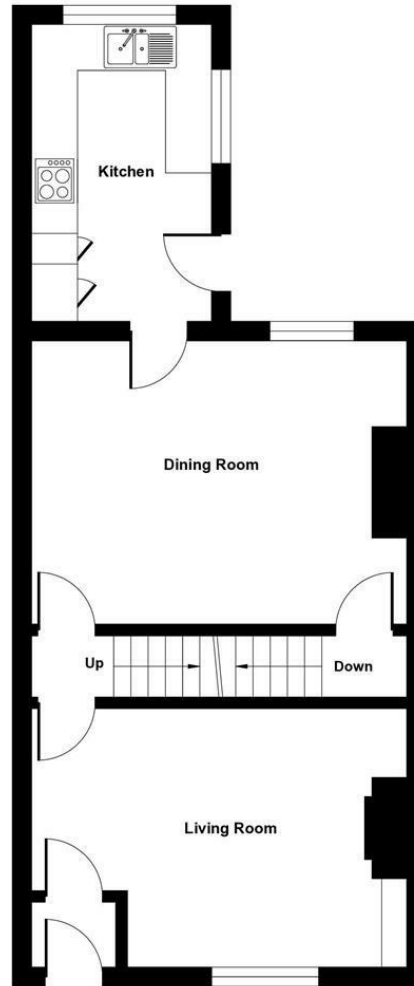
## Park Road, Hadfield, Glossop, SK13

Approximate Area = 1103 sq ft / 102 sq m  
Outbuilding = 31 sq ft / 2 sq m  
Total = 1134 sq ft / 104 sq m

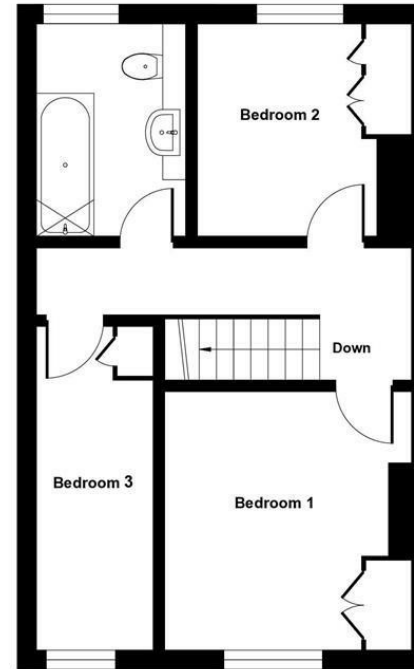
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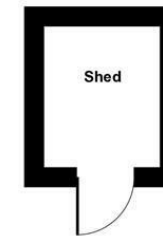
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

