





# 44 Newshaw Lane, Hadfield, Glossop, Derbyshire, SK13 2AT

A red brick, bay fronted end of terrace, offering deceptive living space and enjoying an open rear aspect over the adjoining playing fields. Briefly the property comprises on the ground floor an entrance hall, downstairs wc, two reception rooms and a fitted kitchen, whilst upstairs there are three bedrooms, a bathroom, separate wc and shower room. Off road parking and enclosed rear garden with patio area, artificial lawn and garden shed. No Onward Chain. Energy Rating D

## Guide Price £240,000

### 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 a Westerly direction 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 into Newshaw Lane and the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, central heating radiator, electric meter cupboard, stairs to the first floor and doors to:

#### Downstairs Wc

A white close coupled wc and wash hand basin.

#### Lounge

12'3" (plus bay) x 10'2" (less chimney breast)

Double glazed front bay window, central heating radiator, gas coal effect fire and fireplace.

#### Dining Room

16'0" x 11'7"

Pvc double glazed rear window, central heating radiator, gas coal effect fire and fireplace, laminate wood flooring and door to

#### Kitchen

11'10" x 7'4"

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine,, work tops over with an inset single drainer stainless steel sink unit and mixer tap, split-level electric double oven and gas hob with filter hood over, matching wall cupboards, gas fired central heating boiler and two column radiator, two pvc double glazed windows, tiled floor and pvc double glazed external stable type door.

### FIRST FLOOR

#### Landing

Access to the loft space and spindled balustrade, doors to:

### Bedroom One

12'4" x 10'1"

Double glazed front window and central heating radiator.

### Bedroom Two

11'8" x 8'10" (max) 7'8" (min)

Pvc double glazed rear window, central heating radiator and storage cupboards.

### Bathroom

A white panelled bath, pedestal wash hand basin, double glazed front window and central heating radiator.

### Separate Wc

A white close coupled wc and pvc double glazed side window.

### Shower Room

Walk-in shower cubicle and electric shower, tiled floor and connecting door to

### Bedroom Three

11'11" x 7'4"

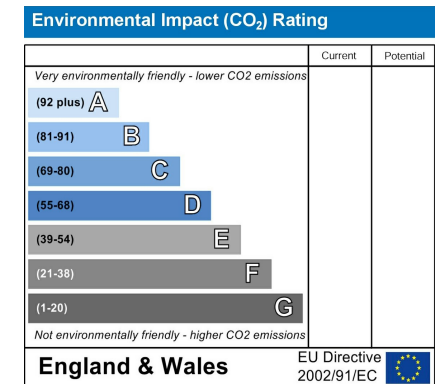
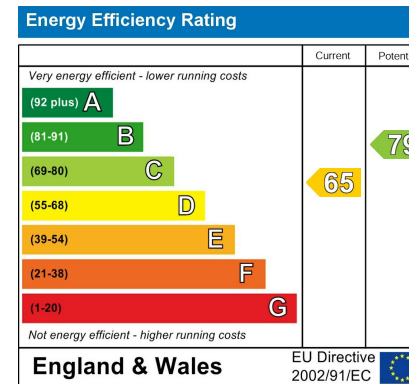
Two double glazed rear windows and central heating radiator.

## OUTSIDE

### Gardens

The property has off road parking space at the front and an enclosed rear garden with flagged patio area, artificial lawn and garden shed.

Our ref: Cms/cms/0319/24









GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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