



WATER
WELL

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2 Peak View, Hadfield, Glossop, Derbyshire, SK13 2DE

One of a select development of Roland Bardsley, 2003/2004 built detached family houses, enjoying a cul-de-sac position and offering well presented living space which is guaranteed to impress. Briefly comprising an entrance hall, downstairs wc, front dining room or cosy snug, lounge with patio doors, fitted breakfast kitchen and conservatory. Upstairs there is a fitted master bedroom with en-suite shower room, three further bedrooms and the main bathroom. Driveway, integral garage and private gardens. Energy Rating C

Guide Price £420,000

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 next turn right into Shaw Lane. Follow the road up the hill and take the second turning on the left into Green Lane. Turn right into Burnside and at the end bear left into Peak View and the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Double glazed front door, central heating radiator, understairs cloaks cupboard, spindled stairs to the first floor and doors leading off to:

Downstairs Wc

White close coupled wc and pedestal wash hand basin, central heating radiator and pvc double glazed front window.

Dining Room/Snug

9'3" x 8'6" (plus bay)

Pvc double glazed front bay window and central heating radiator.

Lounge

16'1" x 10'3" (plus bay)

Pvc double glazed patio doors leading out to the rear garden, two central heating radiators, gas pebble effect fire and fireplace. tv aerial point.

Breakfast Kitchen

16'0" x 9'3"

A range of fitted kitchen units including base cupboards and drawers, integrated fridge and freezer, plumbing for an automatic washing machine, built-in AEG electric double oven, wood block effect work tops over with circular stainless steel sink and drainer, mixer tap, five ring gas hob and filter hood, matching wall cupboards with pelmet lighting, pvc double glazed rear window, central heating radiator, tiled floor and double glazed side door to:

Conservatory

14'3" x 8'1"

Pvc double glazed windows and doors to the garden, central heating radiator and laminate wood flooring.

FIRST FLOOR

Landing

Central heating radiator, loft access and doors off to:

Master Bedroom

13'3" x 10'6" plus 6'3" x 3'3" (less robes)

Two pvc double glazed front windows, central heating radiator, fitted wardrobes, corner dressing table and bedside drawers, door to:

En-Suite Shower Room

Shower cubicle, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed front window.

Bedroom Two

11'11" x 8'6"

Pvc double glazed front window and central heating radiator, airing cupboard with hot water cylinder.

Bedroom Three

10'6" x 9'1"

Pvc double glazed rear window and central heating radiator, built-in wardrobes.

Bedroom Four

8'6" x 7'10" (plus door recess)

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, half pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Integral Garage

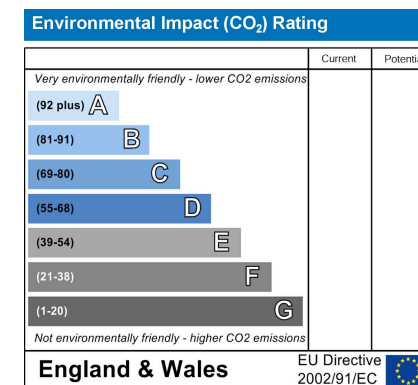
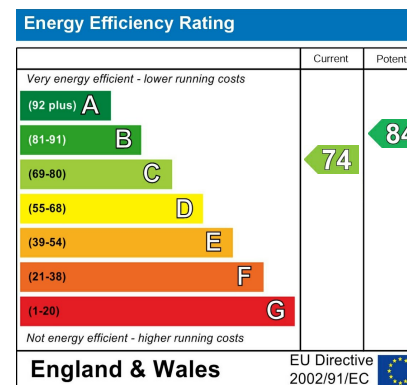
16'9" x 8'7"

Up and over door, power and light, gas fired central heating boiler.

Gardens

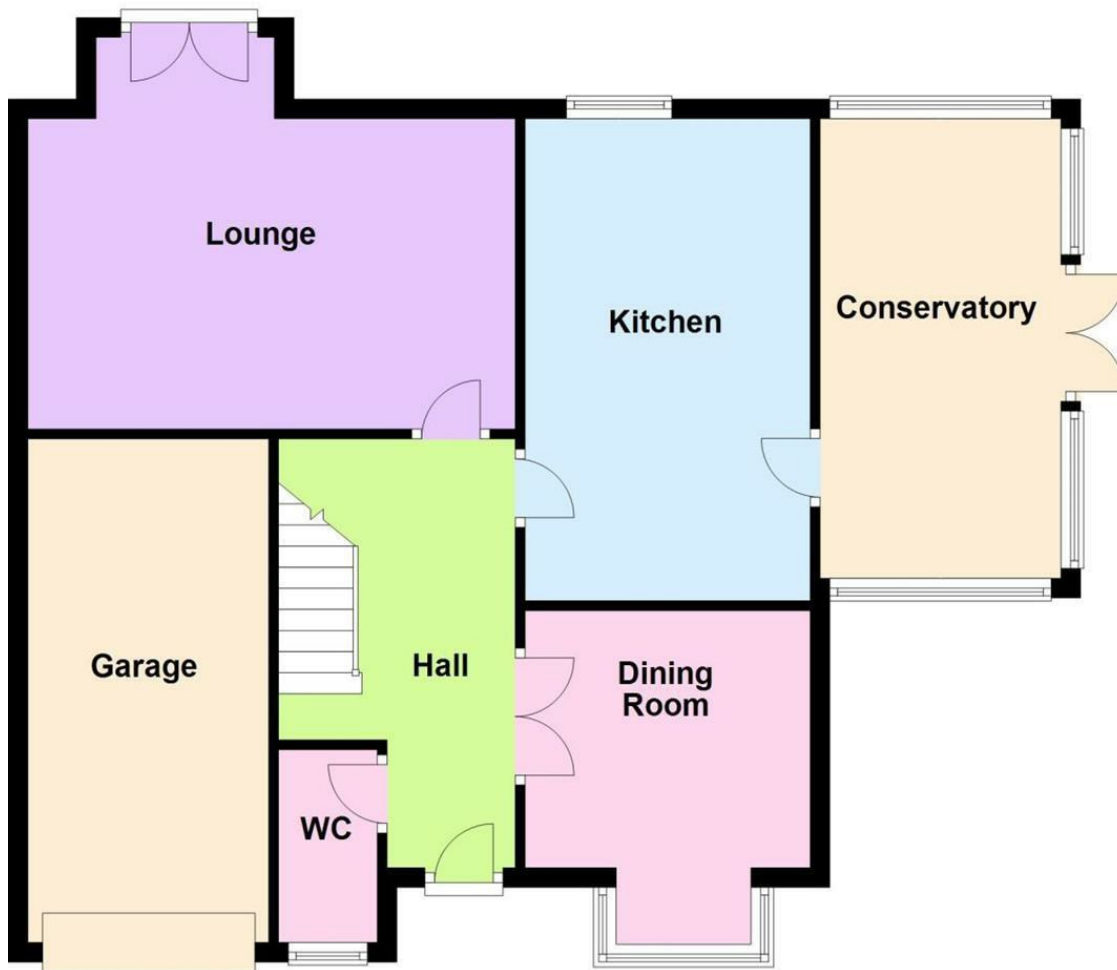
The property has a front driveway and garden, whilst the private rear garden includes a decked area, garden shed, lawn and patio area.

Our ref: CMs/cms:0611/24

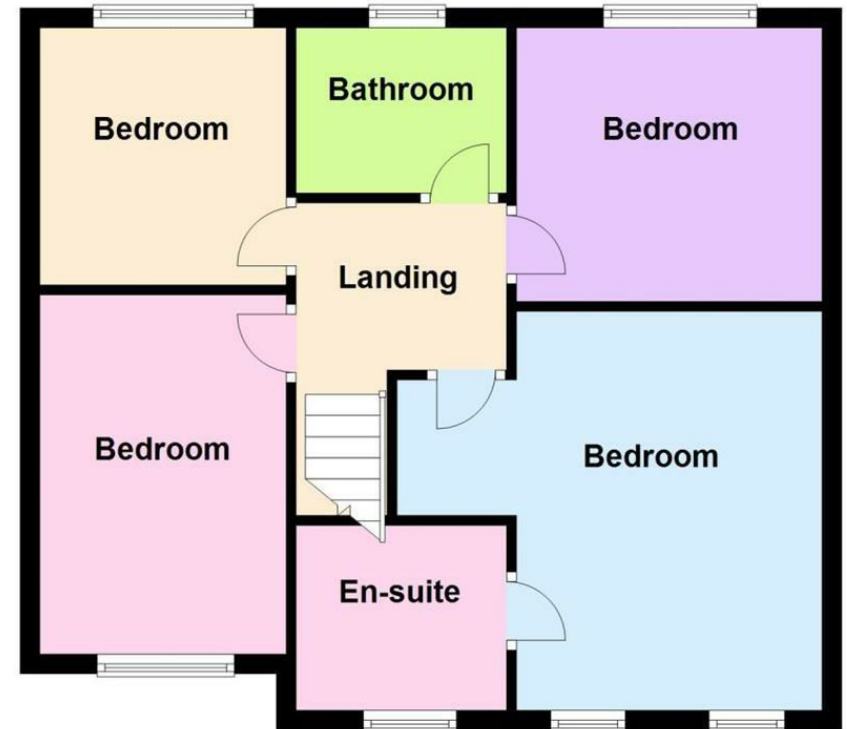




Ground Floor



First Floor



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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