



**jordan fishwick**

11 WOODFIELD CLOSE HADFIELD GLOSSOP SK13 1PW

**£269,500**

## 11 WOODFIELD CLOSE HADFIELD GLOSSOP SK13 1PW

**\*\* SEE OUR VIDEO TOUR\*\*** A modern semi-detached family house, enjoying a cul-de-sac position and offering well presented living space throughout. Briefly comprising an enclosed front porch, lounge, dining kitchen with contemporary fitted kitchen, conservatory, three first floor bedrooms and a modern shower room. Driveway, front garden, detached garage and enclosed rear garden including a large raised decked area perfect for entertaining guests on those balmy summer evenings. Energy Rating C

### Directions

From our office on High Street West continue in a Westerly direction, proceed through the traffic lights, two small roundabouts, and along Dinting Vale. Continue through the traffic lights towards Brookfield and bear right at the roundabout along Woolley Bridge Road. Turn second right onto Hadfield Road continue up the hill and turn left onto Carriage Drive. Then second right onto Chapel lane and next right onto Woodfield Close. The property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and window, tiled floor and door to:

#### Lounge

14'9"x 14'7" (less stairs)

Pvc double glazed front and side windows, two central heating radiators, gas coal effect fire and feature fireplace, tv aerial point, spindled stairs leading to the first floor, and door to:

#### Dining Kitchen

14'6" x 9'2"

A range of contemporary style kitchen units including base cupboards and drawers, Indesit washing machine. integrated Hotpoint dishwasher, built-in Bosch electric oven work tops over with an inset stainless steel one and a half bowl sink and mixer tap, ceramic hob and Neff filter hood over, matching wall cupboards, central heating radiator, two pvc double glazed windows and opening through to:

#### Conservatory

8'5" x 7'4"

Pvc double glazed windows and doors out to the rear garden, central heating radiator.

### FIRST FLOOR

#### Landing

Pvc double glazed side window, access to the loft space, spindled balustrade and doors leading off to:

#### Bedroom One

13'0" x 8'0"

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

11'4" (max) x 7'11" (min)

Pvc double glazed rear window and central heating radiator.

#### Bedroom Three

7'2" x 6'5"

Pvc double glazed front window, central heating radiator and boiler cupboard.

#### Shower Room

Walk-in shower and screen, wash and basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

### OUTSIDE

#### Detached Garage

17'9" x 8'2" (max)

Up and over door, power and light.

#### Gardens

The property has a front lawn, driveway and an enclosed Easterly facing rear garden which includes a flagged patio area, lawn and large raised decked area with pergola.

Our ref:Cms/cms/0603/24



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 is given as to their operability or efficiency can be given. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	