



2 Osborne Place, Hadfield, Glossop, Derbyshire, SK13 1DQ

Enjoying a cul-de-sac position in the heart of Hadfield, just down the road from local shops, the Longdendale Trail and the railway station, which offers a 30 minute commute into Manchester city centre. Briefly comprising an entrance hall, downstairs wc, a 19ft lounge and a dining kitchen with oven and hob. Upstairs there are three well proportioned bedrooms and a bathroom with shower. Front garden, driveway and enclosed rear yard with large shed and summerhouse. Energy Rating C

£239,950

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 two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end, then right at the roundabout into Hadfield along Station Road. Turn third left into Osborne place and the property is on the left hand side.

Entrance Hall

Double glazed composite front door, laminate wood flooring and doors to:

Downstairs Wc

A white close coupled wc and wash hand basin.

Lounge

19'2 x 10'5 (max plus stairs)

Pvc double glazed front window, two central heating radiators, turning spindled stairs leading to the first floor and door to:

Dining Kitchen

14'0 x 10'5

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric oven, work tops over with an inset one and a half bow;l single drainer stainless steel sink unit and mixer tap, gas hob with filter hood over, matching wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Spindled balustrade and doors leading off to:

Bedroom One

16'0 x 8'9 (plus door recess)

Pvc double glazed rear window and central heating radiator.

Bedroom Two

13'9 x 11'0

Pvc double glazed front window and central heating radiator.

Bedroom Three

10'7 x 8'10

Pvc double glazed rear window and central heating radiator.

Bathroom

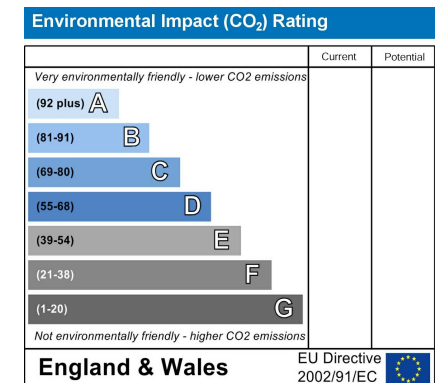
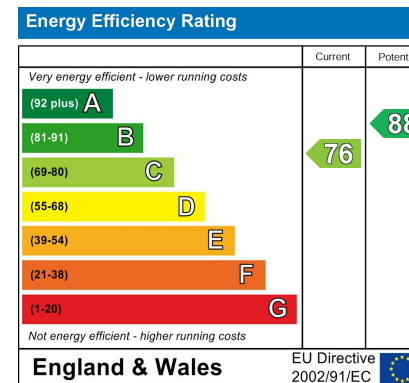
A white suite including a panelled bath with shower over, wash hand basin and vanity unit, close coupled wc, central heating radiator and pvc double glazed front window.

OUTSIDE

Gardens & Parking

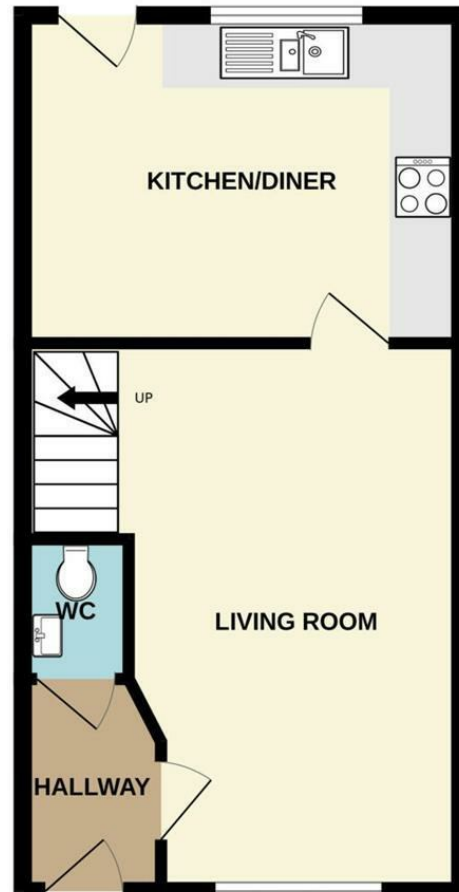
The property has a front garden and off road parking at the side together with an enclosed rear yard with a large garden shed and summerhouse.

Our ref: Cms/cms/0612/24

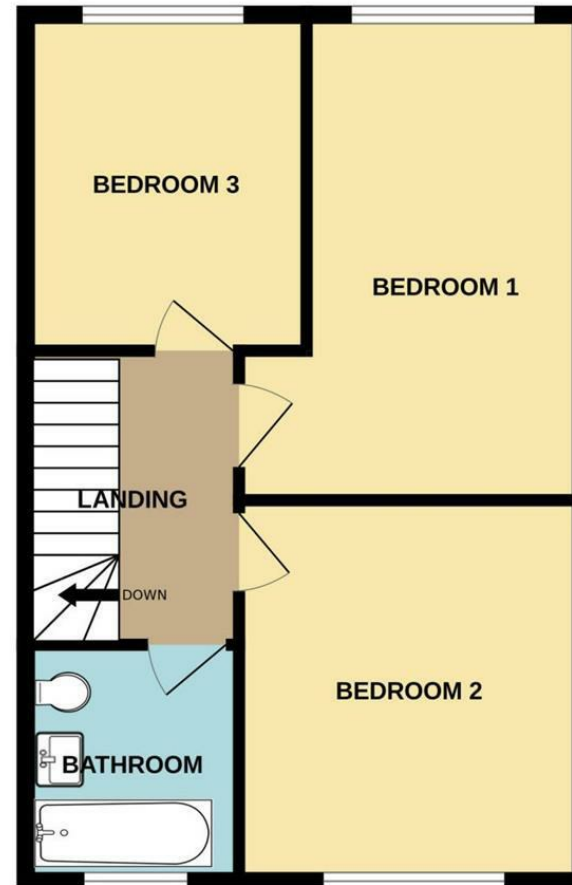




GROUND FLOOR



1ST FLOOR



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