



jordan fishwick

15 SOUTH MARLOW STREET HADFIELD GLOSSOP SK13 2AL
Offers Over £249,950

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A larger style, stone built mid terraced house, offering well presented living space, only a short walk away from local shops and Hadfield railway station which offers a 30 minute commute into Manchester city centre. Briefly comprising a front porch, front lounge, fitted dining kitchen with shaker Oak style units and integrated appliances, three first floor bedrooms and a modern shower room. Solar panels, walled frontage and approx 60ft enclosed rear garden. Energy Rating C

Directions

From our office on High Street West proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Follow the road under the bridge and then turn left into North Road. Continue out of Glossop and at the junction turn left into Park Road, drop down the hill and turn first left into South Marlow Street where the property can be found on the left hand side.

GROUND FLOOR

Enclosed Porch

Double glazed composite front door, pvc double glazed window and door leading through to:

Lounge

13'11 x 13'3 (less chimney breast)

Pvc double glazed front window, central heating radiator, fitted shelving and door through to:

Dining Kitchen

13'5 x 10'6 (plus stairs)

A range of fitted shaker oak style kitchen units including base cupboards and drawers, integrated dishwasher, automatic washing machine, fridge and freezer, built-in electric oven, work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, ceramic hob and filter hood, matching wall cupboards, pvc double glazed rear window, double glazed composite stable type external rear door and stairs to;

FIRST FLOOR

Landing

Spindled balustrade loft access and deep cupboard large enough to house a dryer, boiler cupboard and doors leading off to:

Bedroom One

12'0 x 10'3 (less robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes with cupboards over and bedside drawers.

Bedroom Two

10'10 x 8'5 (to chimney breast)

Pvc double glazed front window, central heating radiator and fitted wardrobe with sliding doors.

Bedroom Three

10'10 x 7'7

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

Shower Room

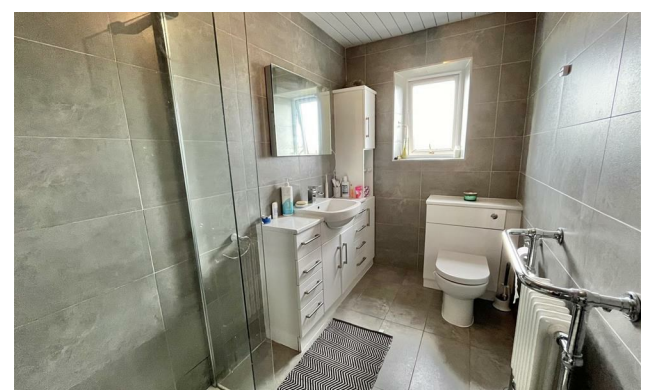
Walk in shower, wash hand basin with mixer tap and vanity unit, close coupled wc, three column/chrome finish towel radiator, pvc double glazed rear window, tiled walls and floor.

OUTSIDE

Gardens

The property has walled frontage and an enclosed approximate 60ft rear garden with flagged patio, artificial lawn and garden shed.

Our ref: Cms/cms/0614/24



Approximate Area = 879 sq ft / 81.6 sq m
 Outbuilding = 50 sq ft / 4.6 sq m
 Total = 929 sq ft / 86.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		78	
(69-80) C			
(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	