



jordan fishwick

35 Green Lane, Hadfield, Glossop, Derbyshire, SK13 2DT

**** SEE OUR VIDEO TOUR **** A larger style, bay fronted end terraced house with off road parking for at least three cars, a detached garage and approx 75ft South Easterly facing rear garden. briefly this well presented property comprises of an entrance hall, front lounge with bay window, a separate dining room and fitted kitchen on the ground floor and upstairs there are three bedrooms and a spacious period style bathroom with slipper bath and separate steam shower cubicle. Block paved frontage, driveway and rear patio area, lawn, raised decked area and greenhouse Energy Rating C

Offers In The Region Of £325,000

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 turn right into Shaw Lane. Follow the road and take the second left into Green Lane. Follow the road round and the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Double glazed composite front door, electric meter cupboard, laminate wood flooring, central heating radiator, original coving and ceiling rose, stairs to the first floor and doors to:

Lounge

13'9 (less chimney breast) x 12'3 (plus bay)
Pvc double glazed front bay window, central heating radiator, original coving and ceiling rose, laminate wood flooring and fireplace with pebble effect gas fire.

Dining Room

14'10 (max less chimney breast) x 13'10
Pvc double glazed rear window, central heating radiator, understairs cupboard housing the Vaillant gas fired combination boiler, laminate wood flooring, two wall light points and door through to:

Kitchen

10'11 x 10'4
A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for a dishwasher and automatic washing machine, work tops over with a white enamelled single drainer sink and mixer tap, split-level Neff electric double oven and Zanussi five ring gas hob, filter hood and wall cupboards, central heating radiator, tiled floor, pvc double glazed window and external rear door.

FIRST FLOOR

Landing

Spindled balustrade, access to the loft space, central heating radiator, pvc double glazed side window and doors leading off to:

Bedroom One

13'11 x 12'11 (less chimney breast)

Pvc double glazed rear window and central heating radiator.

Bedroom Two

12'5 x 9'9 (plus door recess)

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

Bedroom Three

9'1 x 7'0

Pvc double glazed front window and central heating radiator.

Bathroom

11'5 x 10'0

A spacious split-level bathroom with a white four piece, period style suite including a free standing slipper bath with mixer tap and shower attachment, wash hand basin and wash stand, high level wc and steam/shower cubicle, three column central heating radiator, pvc double glazed rear window, three column central heating radiator and chrome finish rail.

OUTSIDE

Detached Garage

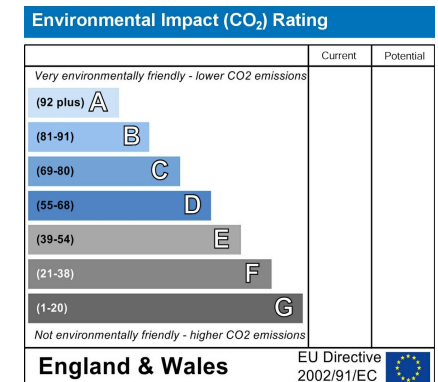
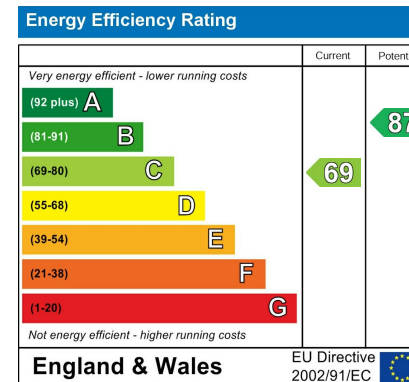
19'5 (min) x 11'0 (min)

Concrete sectional garage with up and over door, power and light, window and personnel door.

Gardens

The property has a walled frontage, a large block paved driveway and rear patio area, lawn, greenhouse and raised decked area.

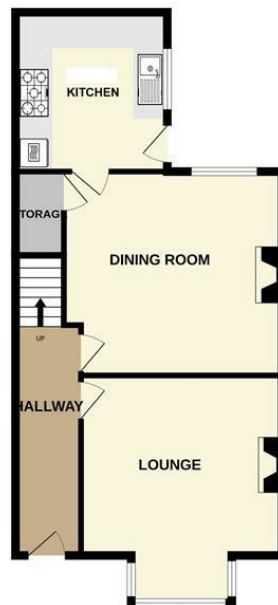
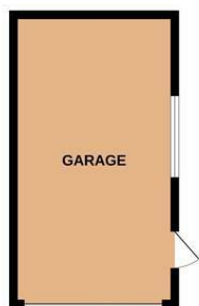
Our ref; Cms/cms/0702/24





GROUND FLOOR

1ST FLOOR



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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