

**Jordan fishwick**

210 NEWSHAW LANE HADFIELD GLOSSOP SK13 2BD  
Guide Price £230,000



## 210 NEWSHAW LANE HADFIELD GLOSSOP SK13 2BD

A 1930's built semi-detached house, set back from the road with off road parking for two cars and an approximate 65ft South Westerly facing rear garden. The property, which would now benefit from some updating and improvement, briefly comprises an entrance hall, front lounge with bay window, a separate dining room and a small kitchen, three first floor bedrooms and a bathroom with electric shower. Energy Rating D

### 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 set turn right into Shaw Lane. Follow the road round into Newshaw Lane and the property is on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Front door, central heating radiator, electric meter cupboard, spindled stairs leading to the first floor and doors leading off to:

#### Lounge

11'4 (max) x 10'2 (plus bay)  
Double glazed small paned front bay window, central heating radiator and electric fire.

#### Dining Room

10'10 (plus bay) x 8'10 (plus recess)  
Double glazed rear window and central heating radiator, fitted gas fire and fireplace, door to:

#### Kitchen

8'6 x 6'4  
A range of fitted kitchen units including base cupboards and drawers, work tops and single drainer stainless steel sink, wall cupboards, electric cooker point, central heating radiator, double glazed rear window, understairs cupboard, tiled floor and external side door.

### FIRST FLOOR

#### Landing

Spindled balustrade, access to the loft space and double glazed side window.

#### Bedroom One

12'0 x 11'0 (max)  
Double glazed small paned front window and central heating radiator.

#### Bedroom Two

10'3 x 9'11 (plus recess)  
Double glazed rear window and storage cupboard.

#### Bedroom Three

6'11 x 5'8  
Double glazed small paned front window.

#### Bathroom

A white panelled bath with electric shower over and shower screen, pedestal wash hand basin and close coupled wc, central heating radiator, Dimplex electric heater and double glazed rear window.

### OUTSIDE

#### Gardens

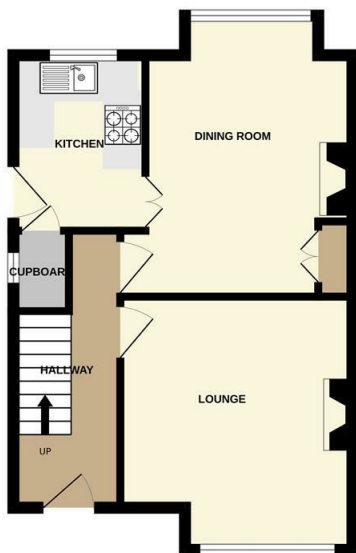
The property has a front garden, double length driveway and an approximate 65ft rear garden and shed.

Our ref: Cms/cms/0725/24



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. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		63	
(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	