



14 Potter Road, Hadfield, Glossop, Derbyshire, SK13 2RA

**** SEE OUR VIDEO TOUR **** A late 1990's built detached family home, located towards the head of a cul-de-sac on this small development, with forward views and having only recently been upgraded throughout by the current owners. Briefly the well presented property includes an entrance hallway and downstairs wc, a lounge with bay window, separate dining room and superb re-fitted breakfast kitchen with range cooker. Upstairs there are four bedrooms, two with wardrobes, an en-suite wet room and a luxurious family bathroom with free standing slipper bath. Integral garage, longer than average driveway and established gardens. Energy Rating D

£410,000

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 two sets of traffic lights, turn right into Tavern Road, follow the road round to the left onto Potter Road and the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Double glazed composite front door, central heating radiator, stairs to the first floor, door to the garage and doors leading off to:

Downstairs Wc

A white close coupled wc and matching wash hand basin with vanity unit and mixer tap, chrome finish towel radiator and pvc double glazed window.

Lounge

13'2" (plus bay) x 11'7"

Pvc double glazed rear bay window, two central heating radiators and tv aerial point.

Dining Room

11'1" x 8'4"

Two pvc double glazed front windows and central heating radiator.

Kitchen

13'3" x 9'5"

Refitted with a range of handleless units finished in high gloss grey and including base cupboards and drawers, integrated dishwasher and larder fridge, work tops over with coloured one and a half bowl sink and mixer tap, slate split faced mosaic tiled splash backs. Leisure range cooker with five ring gas burner, hot plate, double oven and grill, chimney style filter hood over, matching wall cupboards with LED pelmet lighting, breakfast bar, central heating radiator and kickboard electric heater, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Three column central heating radiator, Keene ceiling bluetooth speaker and doors leading off to:

Master bedroom

11'3" x 9'7"

Two pvc double glazed front windows, central heating radiator, two fitted double wardrobes and door to:

En-Suite Wet Room

Impey wet room with full height glass shower screen, rainfall showerhead and

hose, split faced tiling with mirror, concealed low level wc with infra-red hygienic flush and soft close lid, vase shaped wash hand basin with waterfall tap, underfloor heating, pvc double glazed side window and chrome finish coiled towel radiator.

Bedroom Two

10'7" x 8'4" (plus door recess)
Pvc double glazed rear window and central heating radiator.

Bedroom Three

10'6" x 8'1" (plus door recess)
Pvc double glazed rear window, central heating radiator and built-in wardrobes.

Bedroom Four

9'4" x 6'6" (plus door recess)
Two pvc double glazed front windows and central heating radiator.

Bathroom

A white three piece suite including a freestanding slipper bath with clawed feet and free standing taps with shower attachment, a close coupled wc and circular wash hand basin with ornate wash stand, Keene bluetooth amp and two speakers, waterproof tv screen with HDMI connectivity, extractor fan, porcelain tiled floor and underfloor heating, pvc double glazed side window.

OUTSIDE

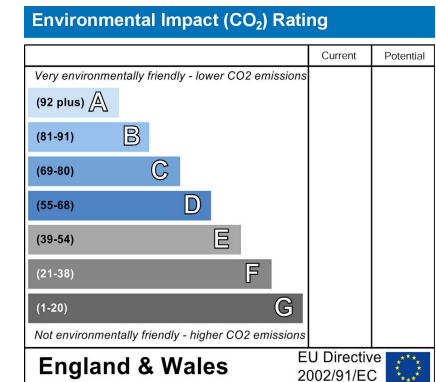
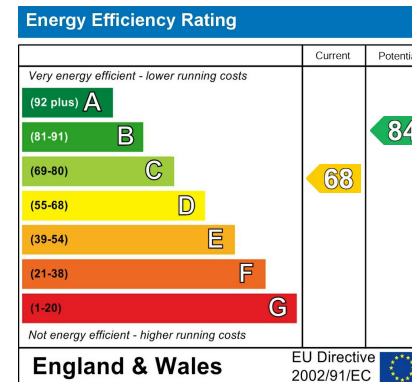
Integral Garage

Up and over door, power and light, Glow Worm gas fired combination boiler and plumbing for an automatic washing machine.

Gardens

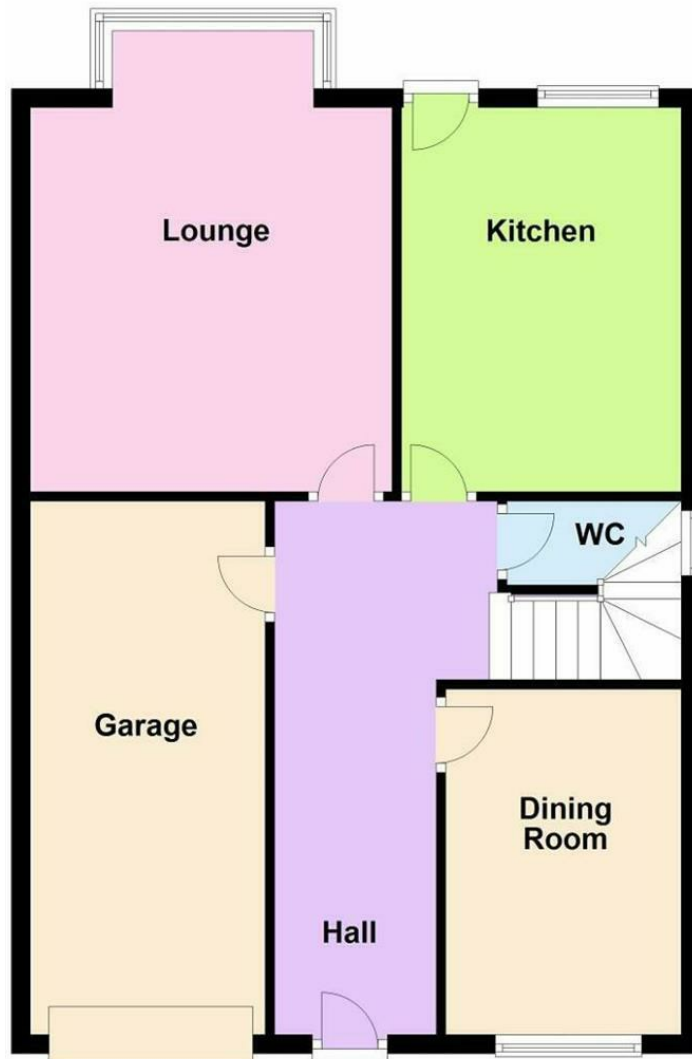
The property stands back from the road with room to park several vehicles and the rear garden enjoys a good degree of privacy with a patio area and lawn.

Our ref: Cms/cms/0115/24

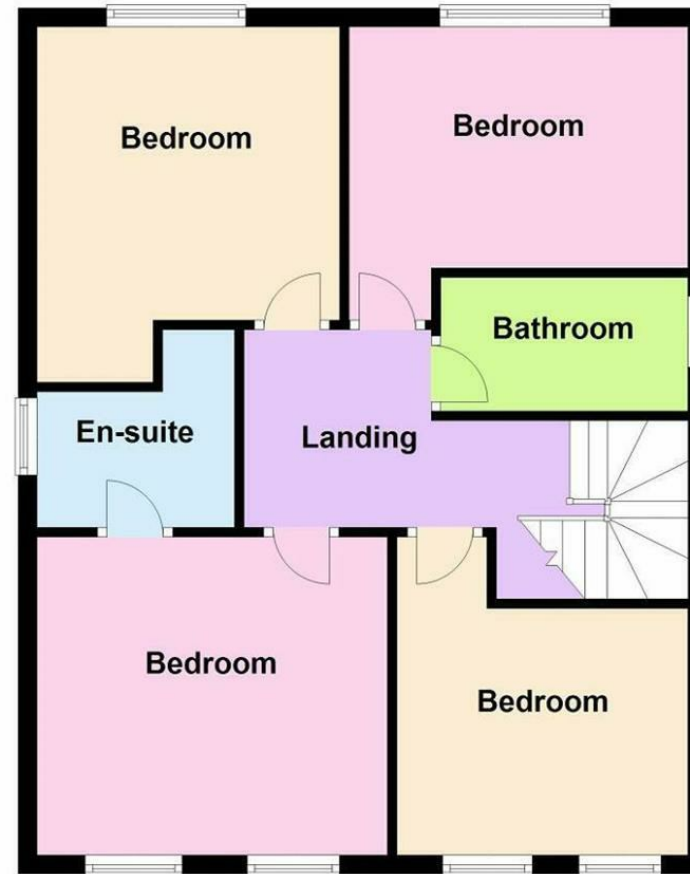




Ground Floor



First Floor



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

