



9 Chesham Close, Hadfield, Glossop, Derbyshire, SK13 1QX

**** SEE OUR VIDEO TOUR **** Enjoying a cul-de-sac location on the popular Moorlands development, a 1990 Jones Homes built detached family house, offering well presented living space with private gardens and all just around the corner from the Longdendale Trail, Hadfield shops and railway station which offers a 40 minute commute into Manchester city centre. Briefly comprising an entrance hall, front lounge with bay window and recently installed wood burning stove, a superb 23ft dining kitchen with twin patio doors and recently refitted contemporary units and integrated appliances, whilst upstairs there are four bedrooms, the master with an en-suite shower room and the main family bathroom with shower. there is an integral garage which has been subdivided into storage/utility space, a double driveway, front lawn and enclosed rear garden. Energy Efficiency Rating D

Offers In The Region Of £439,950

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 and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and turn left into North Road. Proceed out of Glossop towards Hadfield and at the staggered junction cross over and down Redgate. Follow the road round into Platt Street and eventually turn right into Malvern Rise. Follow the road round to the right and Chesham Close in the second turning on the right, and the property is on the left hand side.

GROUND FLOOR

Entrance Hall

Front door, central heating radiator, stairs leading to the first floor, doors to the garage and:

Lounge

14'1" (plus bay) x 11'8"

Pvc double glazed front window, central heating radiator, tv aerial point, feature fireplace with wood burning stove and door leading through to:

Dining Kitchen

23'11" x 8'10" plus 8'5" x 3'3" (to cupbs)

Twin pvc double glazed patio doors leading out to the rear garden, central heating radiator, a range of recently refitted kitchen units finished in high gloss with handleless fronts and comprising base cupboards and pan drawers, corner carousel units, integrated dishwasher, wood block effect tops over and breakfast bar with an inset single drainer coloured sink unit and mixer tap, split-level Zanussi electric double oven and five ring gas hob, filter hood over, space for an American style fridge/freezer, wine rack, matching wall cupboards with pelmet lighting, pvc double glazed rear window and understairs storage cupboard.

FIRST FLOOR

Landing

Spindled balustrade and linen cupboard, doors leading off to:

Master Bedroom

12'5" plus bay less robes x 11'6" max 8'11" min

Pvc double glazed front oriel bay window, central heating radiator, fitted wardrobes and door to:

En-Suite Shower Room

A tiled shower cubicle with Mira electric shower, pedestal wash hand basin and close coupled wc, pvc double glazed front window and extractor fan.

Bedroom Two

10'10" (to robes) x 8'2" plus 6'1" x 2'5"

Pvc double glazed rear window, central heating radiator and fitted wardrobes.

Bedroom Three

7'6" x 6'1" plus 9'1" (plus robes) x 5'6"

L-Shaped with a pvc double glazed rear window, central heating radiator, fitted wardrobes and access to the loft space.

Bedroom Four

12'1" x 8'6"

Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bathroom

A white three piece suite including a panelled shower bath with Triton electric shower over and shower screen, pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel radiator, pvc double glazed side window and extractor fan.

OUTSIDE

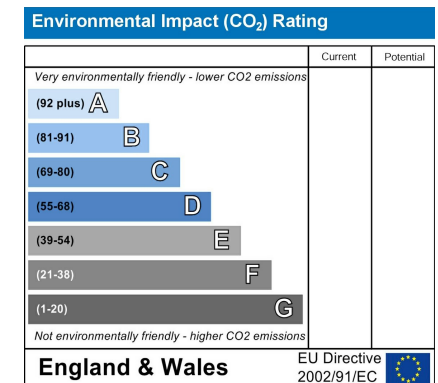
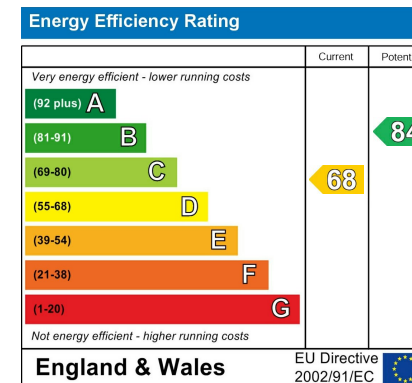
Subdivided Integral Garage/Utility

Up and over door, power and light, plumbing for an automatic washing machine and gas fired central heating boiler.

Gardens

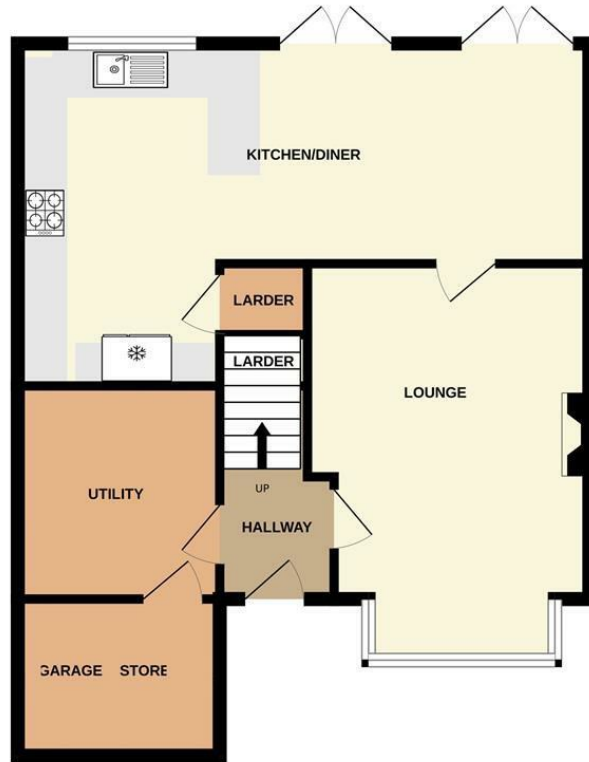
The property has a front lawn, a double width driveway and an enclosed rear garden with patio area and garden shed.

Our ref: Cms/cms/0205/2024

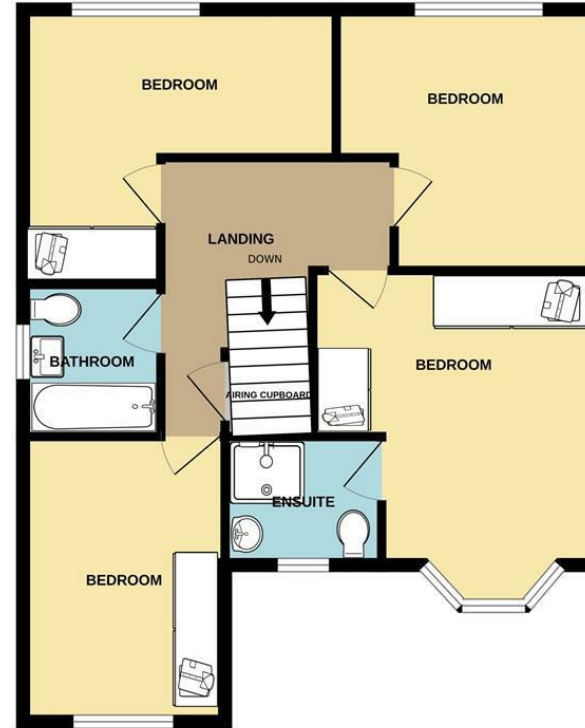




GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 sq.m.) approx.

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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