



**jordan fishwick**

20 HIGHER BARN ROAD HADFIELD GLOSSOP SK13 2ET  
Guide Price £299,950

## 20 HIGHER BARN ROAD HADFIELD GLOSSOP SK13 2ET

A well presented semi-detached family house, part of a popular development, with attached garage and enclosed South Westerly facing gardens. Briefly comprising a front porch, entrance hall, through lounge/dining room with feature fireplace, fitted kitchen with appliances and conservatory. Upstairs there are three bedrooms and a modern bathroom with separate shower cubicle. The current owners have only recently replaced the roof covering and the roof space is partly boarded, the central heating boiler has been replaced and a number of the conservatory windows have been replaced, all under warranty. Double width driveway. Energy Rating C

### 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 your second left into Green Lane, follow the road and then turn left into Higher Barn Road where the property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and door to:

#### Entrance Hall

Central heating radiator, understairs cupboard, stairs to the first floor and door to:

#### Through Lounge/Dining Room

15'9 x 10'8 plus 8'10 x 8'4

Pvc double glazed front window, two central heating radiators, feature Limestone fireplace with gas living flame pebble effect fire, door to the kitchen and double opening small paned doors to:

#### Conservatory

11'9 x 7'4 (max meas)

Pvc double glazed windows and sliding door out to the rear garden, central heating radiator.

#### Kitchen

12'3 x 7'10

A range of fitted kitchen units finished in cream and including base cupboards and drawers, plumbing for an automatic washing machine, integrated dishwasher, wood block effect work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, split-level Neff electric oven, Hotpoint microwave oven and Bosch gas hob with filter hood over, matching wall cupboards, Vaillant gas fired combination boiler, tiled floor, pvc double glazed rear window and double glazed external side door.

### FIRST FLOOR

#### Landing

Access to the loft space, pvc double glazed side window and doors to:

#### Bedroom One

12'1 x 9'9

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

12'0 x 9'6

Pvc double glazed rear window and central heating radiator.

#### Bedroom Three

8'1 x 7'4 (max less bulkhead)

Pvc double glazed front window and central heating radiator.

#### Bathroom

A modern white four piece suite including a panelled bath, corner shower cubicle, close coupled wc and wash hand basin with mixer tap and vanity unit, pvc double glazed rear and side windows, chrome finish towel radiator.

### OUTSIDE

#### Attached Garage

Remote controlled electric roll over door, power and light, gas and electric meters, rear personnel door.

#### Gardens

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

Our ref: Cms/cms/0426/24



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 Metreplan ©2004

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	85
(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	