





# 9 Valemount, Hadfield, Glossop, Derbyshire, SK13 1DP

**\*\* SEE OUR VIDEO TOUR \*\*** Offering fantastic living space, including a ground floor self contained annex, a Roland Bardsley, 2002 built, semi-detached family house, part of a small development within a short walking distance of Hadfield shops and railway station. Briefly the property comprises an entrance hall, family room with patio doors, utility room, ground floor bedroom and shower room. Upstairs there is the main lounge, dining room and refitted kitchen and then on the top floor, there are three further bedrooms and the main bathroom. Double driveway and private rear garden. Freehold & Energy Rating C

## £365,000

### 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 towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end, at the roundabout cross over onto Bank Bottom and turn second right onto Vale House Drive. Turn right again into Valemount and then the property can be found on the left hand side.

#### Entrance Hall

Double glazed front door, central heating radiator and cover, understairs cupboard, tiled floor, turning stairs with glass and oak balustrade leading to the first floor and doors to:

#### Family Room

11'9 x 8'6

Pvc double glazed patio doors leading out to the rear garden, central heating radiator and cover.

#### Utility Room

6'9 x 5'10

Newly fitted grey base and wall cupboards, white quartz work top and inset white enamelled one and a half bowl sink unit with mixer tap, plumbing for an automatic washing machine, radiator, tiled floor and external double glazed rear door.

#### Bedroom Two

17'5 x 8'0

Formally the garage, pvc double glazed front window and central heating radiator.

#### Shower Room

Refitted with a white three piece suite including a shower cubicle, Aqualisa shower, wash hand basin with mixer tap and vanity unit, close coupled wc, pvc double glazed side window, chrome finish towel/radiator, down lighters, extractor fan, tiled walls and floor.

#### FIRST FLOOR

##### Landing

Return staircase leading to the second floor, central heating radiator, pvc double glazed side and front windows, door to:

##### Lounge

15'1 (max) 13'3 (min) x 11'6

Pvc double glazed front window, central heating radiator and cover, tv aerial point, electric fire and fireplace, doorway leading through to:

##### Dining Room

9'8 x 8'6

Pvc double glazed rear bay window, central heating radiator and cover, archway through to:

## Kitchen

9'10 x 8'0

Refitted with a range of shaker Oak style kitchen units including base cupboards and drawers, work tops over and inset single drainer white enamelled one and a half bowl sink unit with mixer tap, integrated fridge and freezer, matching wall cupboards, electric cooker and stainless steel finish chimney style filter hood, tiled floor, central heating radiator and pvc double glazed rear window.

## FIRST FLOOR

### Landing

Pvc double glazed side window and central heating radiator, doors to:

### Bedroom One

11'8 x 10'3

Pvc double glazed front window and central heating radiator.

### Bedroom Three

13'7 x 8'7

Pvc double glazed front window, central heating radiator and cover, fitted wardrobes and matching bedside cabinets.

### Bedroom Four

10'3 x 6'1

Pvc double glazed rear window, central heating radiator and cover.

## Bathroom

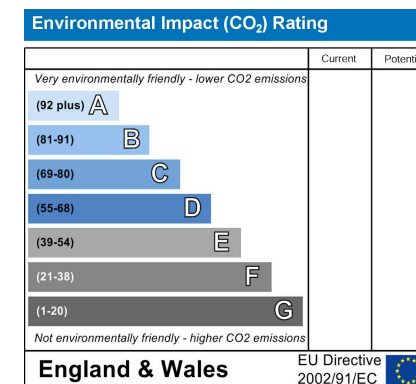
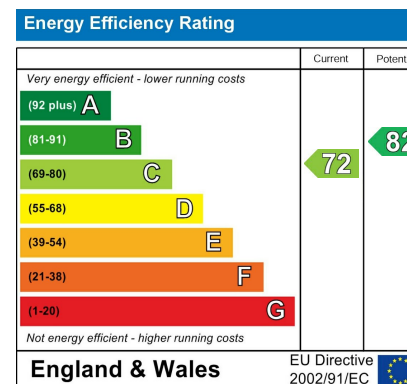
A refitted white three piece suite including a panelled Jacuzzi bath with mixer tap and built-in shower over, shower screen, pedestal wash hand basin with mixer tap, close coupled wc, pvc double glazed front window, chrome finish towel/radiator, shaver point, extractor fan, airing cupboard and down lighters. Gas central heating boiler.

## OUTSIDE

### Gardens

The property has a front drive with space for two cars and the private rear garden includes a flagged patio area, artificial lawn and summer house.

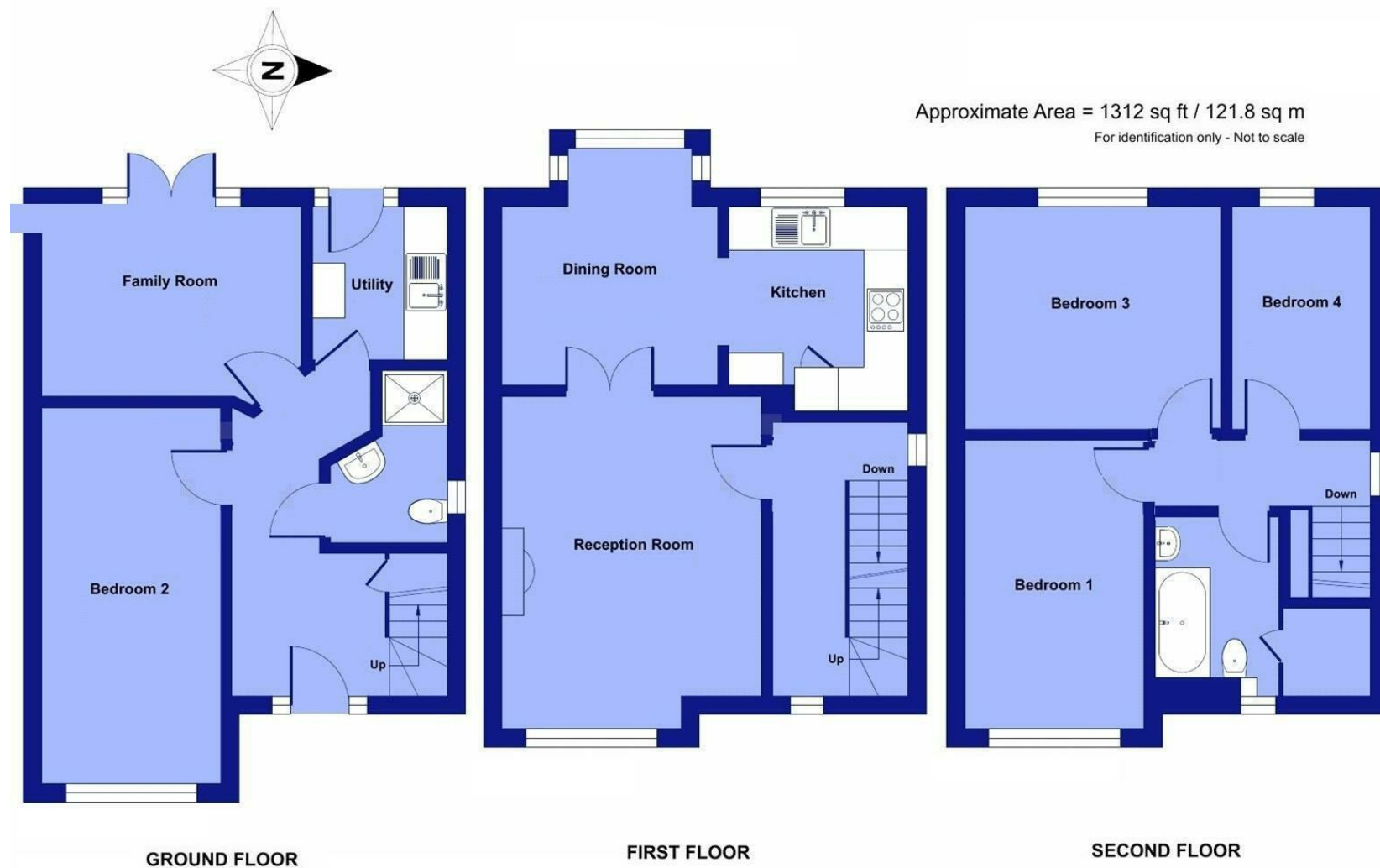
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