



NO LET  
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lettings  
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# 4 Paradise Street, Hadfield, Glossop, Derbyshire, SK13 1BA

A 2009 built semi-detached family house forming part of a small development only a short walk from Hadfield shops and railway station, standing in private gardens and enjoying views over the surrounding countryside. The versatile living space is arranged over three floors and briefly comprising on the ground floor an enclosed porch, entrance hall, sitting room or fourth bedroom as required, a shower room and utility room. Upstairs there is a 15'8" through lounge, a fitted dining kitchen with appliances and on the top floor a master bedroom with en-suite shower room, two further bedrooms and main family bathroom. Integral Garage and driveway. Energy Efficiency Rating C

## £330,000

### 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 to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Continue out of Glossop and the road changes into Woodhead Road. Turn left into Cemetery Road and follow the road down the hill into Hadfield along Park Road, over the bridge and then turn third right into The Cross and Old Hall Square. Turn second left into Bank Street, then left again into Paradise Street where the property can be found on the right hand side.

#### GROUND FLOOR

##### Enclosed Porch

Double glazed front composite door, pvc double glazed front window and door leading through to:

##### Entrance Hall

Spindled staircase leading to the first floor, central heating radiator and doors leading off to:

##### Sitting Room/Bedroom Four

10'5" x 8'6"

Currently used as a sitting room with pvc double glazed rear window and patio doors leading out to the garden, central heating radiator and tv aerial point.

##### Shower Room

A white suite including a shower cubicle with Mira electric shower, pedestal wash hand basin and matching close coupled wc, central heating radiator, pvc double glazed front window and shaver point.

##### Utility Room

Pvc double glazed rear window, composite external rear door, base cupboards with work top over and inset single drainer stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and central heating radiator.

#### FIRST FLOOR

##### Landing

Pvc double glazed front and rear windows, return stairs leading to the second floor, central heating radiator and doors to:

##### Through Lounge

15'8" x 9'0"

Pvc double glazed front and rear windows, two central heating radiators and tv aerial point.

##### Dining Kitchen

15'8" x 8'6"

A range of fitted kitchen units finished in high gloss white and comprising base cupboards and drawers, integrated fridge, freezer and dishwasher, stainless steel finish electric oven and gas hob with filter hood over, work tops over with an inset single drainer one and half bowl stainless steel sink unit and mixer tap, matching wall cupboards, integrated microwave, pvc double glazed front and rear windows, central heating radiator.

#### SECOND FLOOR

### Landing.

Pvc double glazed rear window, spindled balustrade, stained floor boards, access to the loft space and doors leading off to:

### Master Bedroom

12'5" x 9'0"

Pvc double glazed rear window, stained floor boards, central heating radiator and door to:

### En-Suite Shower Room

A white suite including a large shower cubicle with Mira electric shower, pedestal wash hand basin and close coupled wc, central heating radiator, pvc double glazed front window, stained floor boards, shaver point and extractor fan.

### Bedroom Two

8'10" x 8'3"

Pvc double glazed front window, stained floor boards and central heating radiator.

### Bedroom Three

8'3" x 6'7"

Pvc double glazed rear window, stained floor boards and central heating radiator.

### Bathroom

A white three piece suite including a panelled bath, half pedestal wash hand basin with mixer tap, matching close coupled wc, pvc double glazed front window, stained floor boards, central heating radiator, shaver point and extractor fan.

### OUTSIDE

#### Integral Garage

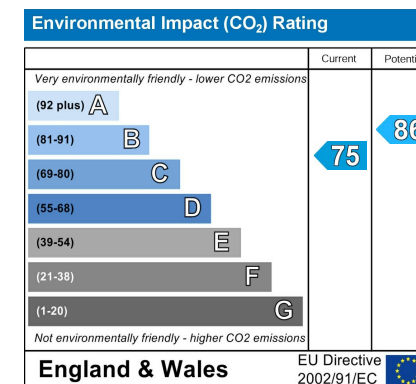
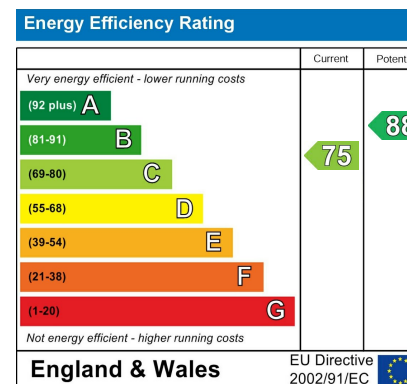
16'5 (max) x 8'7

Roll over door, pvc double glazed rear window, power and light, gas fired central heating boiler.

### Gardens

The property has a driveway at the front leading to the garage and a side gate leads to the enclosed garden which enjoys a good degree of privacy with a decked area and lawn.

Our Ref : Cms/cms/0414/25

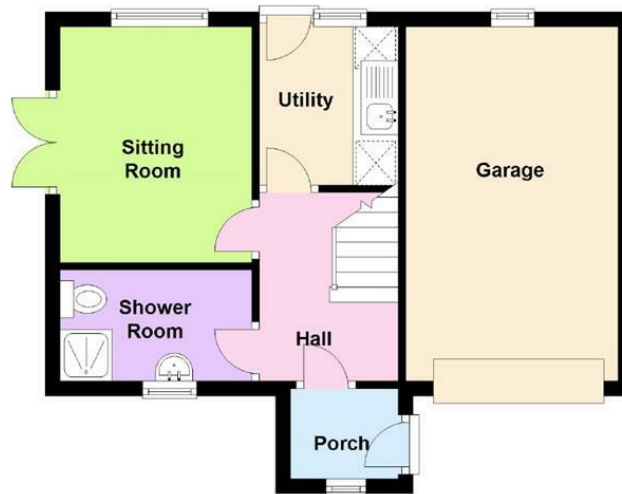




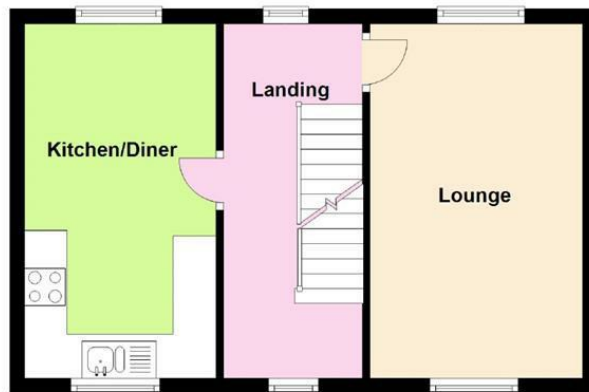




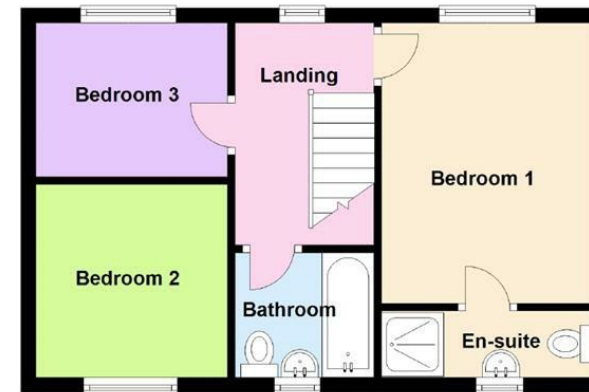
**Ground Floor**



**First Floor**



**Second Floor**



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

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