





# 247 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 2ER

**\*\* SEE OUR VIDEO TOUR \*\*** A well presented, 1930's built, semi-detached family house, with off road parking and private South facing gardens. Briefly comprising an entrance hall, downstairs wc, front lounge with inset wood burning stove, fireplace and bay window, an 18ft fitted dining kitchen with appliances and opening through to a conservatory. Three first floor bedrooms and a modern shower room. The property also has a detached garage which has been turned into a handy garden room. Energy Rating D

## £305,000

### 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 onto Park Road. This becomes Hadfield Road where the property can be found on the left hand side.

#### GROUND FLOOR

##### Entrance Hall

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

##### Downstairs Wc

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

##### Lounge

11'11 x 11'11 less chimney breast plus bay  
Pvc double glazed front bay window, central heating radiator, fireplace with inset wood burning stove.

#### Kitchen

18'6 x 8'7

A range of fitted kitchen units finished in cream and including base cupboards and drawers, pan drawers, integrated dishwasher and plumbing for an automatic washing machine, wood effect work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, integrated larder fridge, Rangemaster Hi-Lite range cooker with five ring induction hob, filter hood over, matching wall cupboards with pelmet lighting, wine rack, kickboard heater, pvc double glazed side and rear windows, pvc double glazed external rear door and opening through to:

#### Conservatory

8'9 x 8'0

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

#### FIRST FLOOR

##### Landing

Two pvc double glazed side windows, access to the loft space and doors to:

### Bedroom One

12'0 x 8'11 to robes

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

### Bedroom Two

11'4 x 8'9

Pvc double glazed rear window and central heating radiator.

### Bedroom Three

7'4 x 6'11 (9'2 max)

Pvc double glazed front window and central heating radiator.

### Shower Room

A white suite including a corner shower cubicle, wash hand basin with vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

## OUTSIDE

### Detached Garage/Garden Room

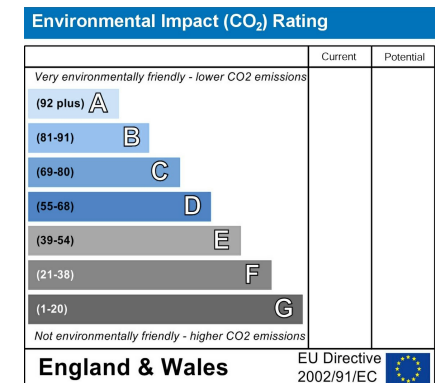
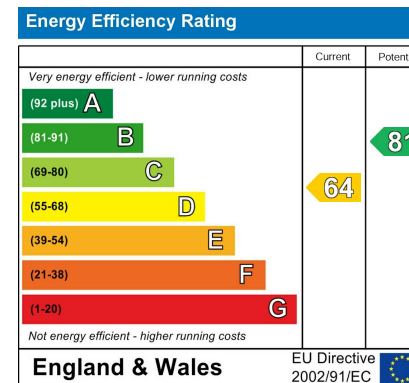
14'11 x 7'8

Up and over door, power and light, laminate wood flooring, pvc double glazed window and personnel door.

### Gardens

The property has off road parking for two cars at the front and a private South facing rear garden with patio area and garden shed.

Our ref: Cms/cms/0516/25









GROUND FLOOR



1ST FLOOR



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