

# 9 Barleycroft, Hadfield, Glossop, Derbyshire, SK13 2EX

\*\* SEE OUR VIDEO TOUR \*\* An immaculately presented, link-detached true bungalow, enjoying a cul-de-sac position within a well regarded residential area and standing within recently landscaped gardens with a three car driveway and attached garage. The property, which has only recently had many improvements and upgrades, briefly comprises of an entrance hall, front lounge, separate dining room, conservatory, fitted kitchen with appliances, two bedrooms and a modern shower room. Outside there is a log cabin used as a fabulous hobby room, a garden room and wc. Energy Rating D

£355,000

# Viewing arrangements

Viewing strictly by appointment through the agent 44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

#### **GROUND FLOOR**

#### **Entrance Hall**

Composite front door, central heating radiator, Oak flooring and doors to:

## Lounge

15'11 x 11'0

Pvc double glazed front window with fitted shutter blinds, central heating radiator, tv aerial point, fitted electric fire, two wall light points and oak flooring.

# **Dining Room**

10'10 x 8'5 (min) 9'0 (max) plus 5'6 x3'3

Central heating radiator, pvc double glazed patio doors with fitted shutters leading through to the conservatory, Oak flooring and doors leading off to:

### Kitchen

9'11 x 9'2 (plus door recess)

A range of refitted kitchen units finished in gloss white and including base cupboards and drawers, integrated dishwasher, plumbing for an automatic washing machine, work tops over with an inset single drainer sink unit with mixer tap, split-level electric oven, microwave and ceramic hob with filter hood

over, matching wall cupboards, integrated fridge freezer, Oak flooring, central heating radiator, pvc double glazed front window with fitted shutter blinds and pvc double glazed external side door.

### **Bedroom One**

12'5 x 10'9 (less robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes, over bed cupboards and bedside cabinets.

## **Bedroom Two**

9'0 x 5'6 (plus recess)

Used as a study by the current owner with a pvc double glazed side window and central heating radiator.

## **Shower Room**

White suite including a large shower cubicle, wash hand basin and vanity unit, close coupled wc, designer central heating radiator and pvc double glazed window.

## Conservatory

8'10 x 8'8

pvc double glazed windows and door leading outside, central heating radiator.

#### **OUTSIDE**

## **Attached Garage**

16'4 x7'1

Up and over door, power and light, gas and electric meters, rear personnel door.

#### **Outside Wc**

A white close coupled Saniflo wc, wash hand basin with vanity unit and mixer tap, electric tubular heater.

## Log Cabin

10'7 x 10'7

Used as a hobby room by the current owner, with electric heater, power and light.

#### **Garden Room**

10'5 x 6'11

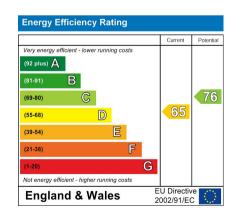
Double glazed double opening doors and two double glazed windows all with fitted blinds, power and light, electric heater.

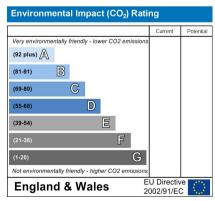
#### **Gardens**

The bungalow sits in a generous plot with an artificial front lawn and three car driveway, landscaped enclosed rear garden with decked area, lawn and planters.

## **Agents Notes - HMRC Directive**

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.













#### **GROUND FLOOR**



White every attempt has been made to maune the necuracy of the floorplan contained here, measurements of doors, withdown, rooms and any other learns are approximate and not responsibility is desemble on years, omission or mis-statement. This plans is for illustratine purposes only and should be used as such by any prospective purchaser. The splans is for illustratine purpose only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meropic xCOZS



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk www.jordanfishwick.co.uk







