



COUNTRY  
HOLMES



70 Newshaw Lane

£220,000

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**Lounge 4.22m x 3.78m (13'10" x 12'5") - 4.22m x 3.78m (13'10" x 12'5")**

A well-presented room with a bay window and feature fireplace with an inset wood burner set on a raised tiled hearth with a solid wood mantle over, side shelving and storage either side of the fireplace. Laminate floor and ceiling coving.

**Dining Kitchen 4.24m x 2.57m (13'11" x 8'5") - 4.24m x 2.57m (13'11" x 8'5")**

A good size dining kitchen with a tiled floor, wall and base units with complementary work surfaces over, ceramic sink and drainer with mixer tap over, gas hob with stainless extractor over, electric oven, space for washing machine and fridge and an under-stairs storage area. Door to rear garden.

**Bedroom 1 - 4.24m x 3.78m (13'11" x 12'5")**

A good size double bedroom view to the front elevation of the property.

### **Bathroom**

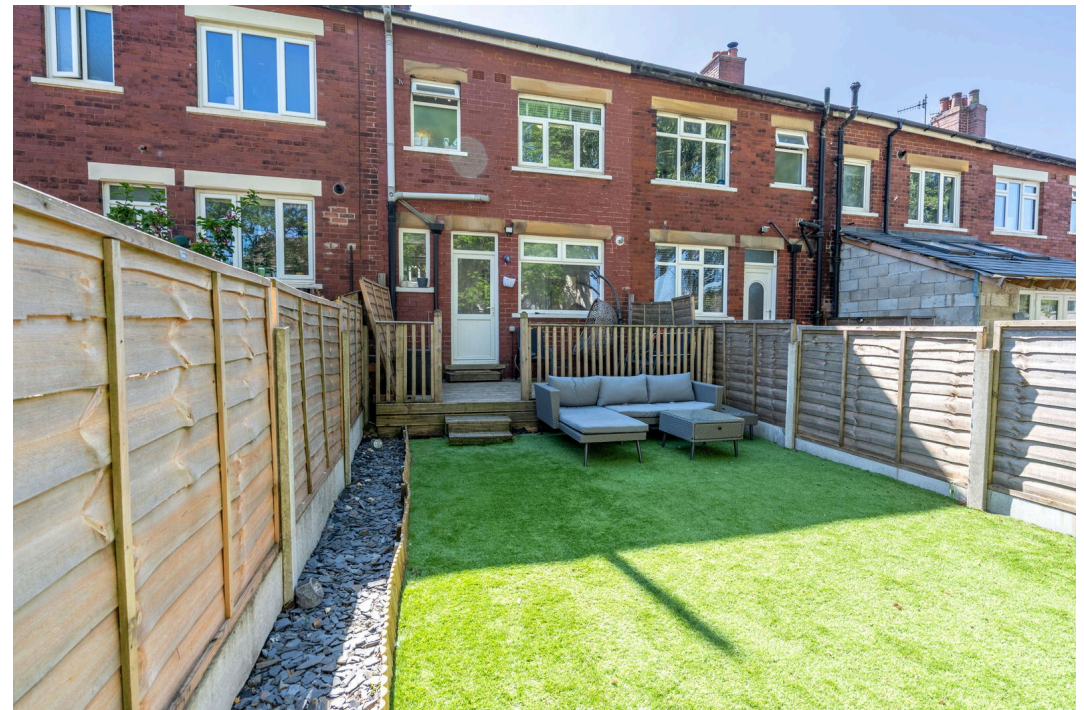
Shower over bath, Sink, WC and chrome towel rail, ceiling spots.

**Bedroom 2 2.57m x 2.49m (8'5" x 8'2") - 2.57m x 2.49m (8'5" x 8'2")**

Good size second bedroom with storage cupboard/wardrobe

### **Externally**

Externally to the front is a driveway providing off-road parking and planted flower & shrub bed. To the rear is a private and enclosed garden with a decked sun area leading to an artificial lawn with slate border to one side and a large workshop on a flagged hard standing with wood storage unit to the side.



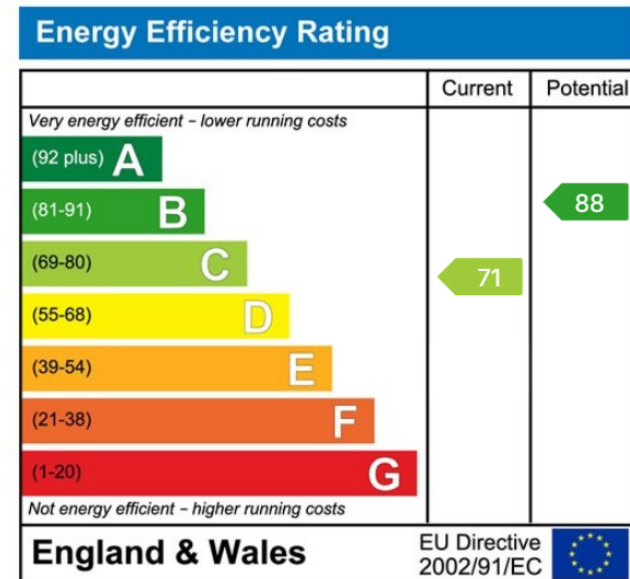




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- Immaculate Presentation
- Off Road Parking
- Dining Kitchen
- Two Double Beds
- Excellent Location For Schools
- Landscaped Rear Garden



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