



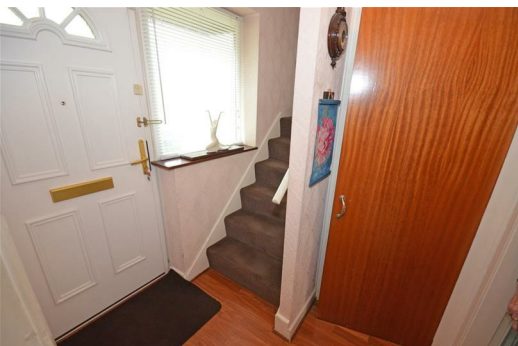
Stiles Close, Hadfield, Glossop, SK13 1PT

Offers in the region of £195,000

Located on a quiet cul de sac is this superb two bedroom end mews property with gardens to three sides with potential to extend. The property is ideally located close to Hadfield Town centre, amenities and transport links with the added benefit of having gardens to the front, side and rear, parking is readily available close by, thus ensuring that this property will appeal to even the most discerning of purchasers.

The well planned and deceptively spacious accommodation has been well cared for by the current owners and briefly comprises: Entrance hallway, large lounge through dining room, fitted kitchen, opening to a conservatory and downstairs WC. Whilst to the first floor there are two excellent sized bedrooms and a bathroom/WC. As previously mentioned the property has excellent sized gardens to the front, side and rear. The property is further complemented by double glazing and gas central heating ensuring that this property will appeal to even the most discerning of purchasers!

Chain Free - View Early to Avoid Disappointment!



GROUND FLOOR

Hall

Upvc double glazed front door, stairs to the first floor with under stairs storage, double glazed window to front,=.

Lounge

17'9" x 10'8" (5.41m x 3.26m)

Upvc double glazed windows to both the front and rear, ceiling cornices, fitted feature fire surround with living flame fire inset, TV aerial point, radiator.

Kitchen/Dining Room

12'6" x 10'0" (3.82m x 3.04m)

Fitted with a matching range of white base and wall units incorporating a single drainer sink unit and worktops over, fitted four ring electric hob with extractor hood above, electric double oven, plumbing and space for automatic washing machine, double glazed window to the side elevation, space for fridge freezer, tiled effect floor, gas central heating boiler, dining area, glazed Upvc door to conservatory and radiator.

Downstairs WC

Low level WC, wall mounted corner wash hand basin.

Conservatory

Upvc double glazed with door to the rear garden.

FIRST FLOOR

Landing

Access to roof void, double glazed window to front.

Bedroom 1

12'8" x 10'8" (3.86m x 3.25m)

Matching range of fitted wardrobes, top boxes and drawer units, storage cupboard, double glazed window to rear and radiator.

Bedroom 2

11'9" x 9'11" (3.58m x 3.02m)

Recess storage cupboard, double glazed window to the side elevation and radiator.

Bathroom/WC

Fitted corner shower with electric shower, pedestal wash hand basin, low level WC, double glazed window to the front, tiled walls and radiator.

OUTSIDE

Gardens

Excellent sized corner plot with gardens to three sides with potential to extend if required and parking is readily available close by,

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

