



Lynbrook, Uplands, Hadfield, Glossop, SK13 2NX

Prices From £404,950

- Open Day Every Sunday !
- Four Bedroom Generously Sized Semi Detached
- Large Separate Lounge Area
- UNRELEASED - Register your Interest now !
- Contemporary Kitchen with Premium Appliances
- Private Driveway for 2 Cars

Uplands, Glossop SK13 2NX

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The Lynbrook is a generously sized four-bedroom semi-detached home, thoughtfully designed to offer the perfect balance of space and modern practicality for today's lifestyle. Spanning 1,321 sq ft across three-storeys at the rear and two at the front, this property is a must-see for discerning buyers



Council Tax Band:



A Perfectly Designed Home for Modern Family Living

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The lower ground floor features a beautiful open-plan kitchen, dining, and family area, perfect for both relaxing and entertaining. French doors open directly onto the patio and garden, creating a seamless connection between indoor and outdoor living.

On the ground floor, you'll be welcomed by a spacious entrance hallway that leads to a generous living room with views overlooking the private garden. This level also features a comfortable double bedroom, a convenient WC, and a separate boot / utility room. Designed for modern family living, this layout offers plenty of room for everyday comfort and relaxation.

Key Features:

Spacious 1,321 sq ft four bedroom semi-detached home
Contemporary kitchen with premium appliances, including a Bosch double oven, 4-ring gas hob, and integrated fridge-freezer

Open plan kitchen / dining and family room with French doors leading to the patio and garden

Porcelanosa tiles as standard

Square profile bathroom sanitaryware throughout for a modern and sleek finish

Ground floor WC for convenience

Master bedroom with en-suite

Large separate lounge area

Boot / utility room

Private driveway for two cars

Accommodation over three floors

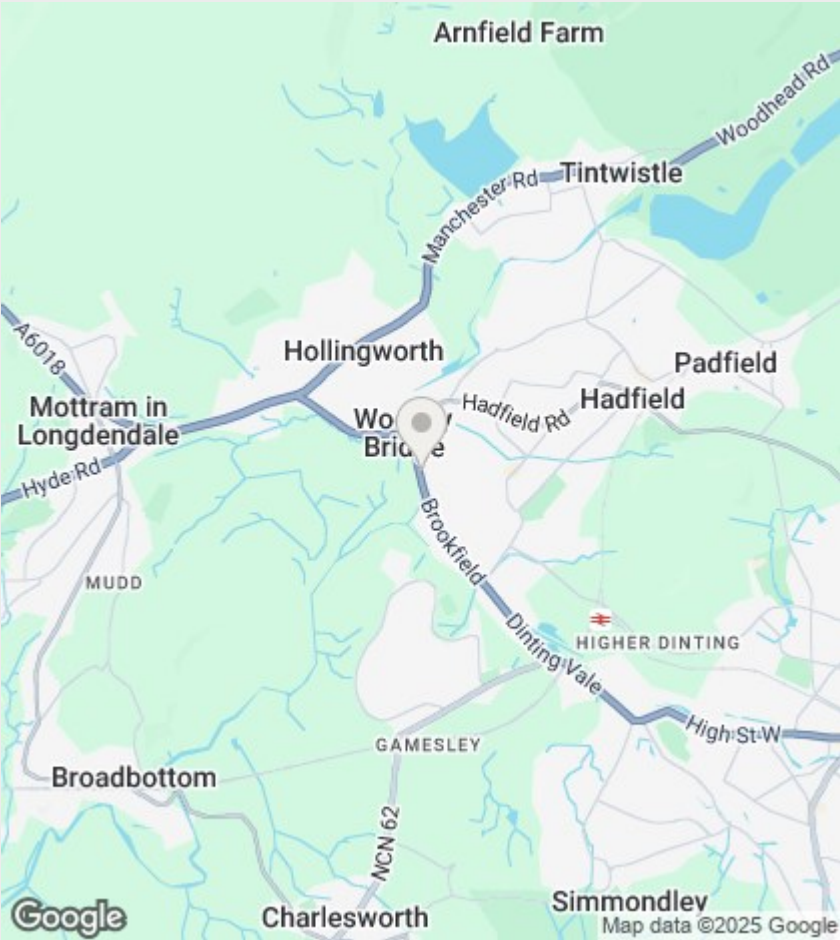
Limited availability - register today

Register now to experience the perfect blend of luxury and family living.

Designed with modern family living in mind. The Lynbrook offers both style and versatility in a stunning location.

Please Note

(For illustrative purposes only. Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only.)



Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

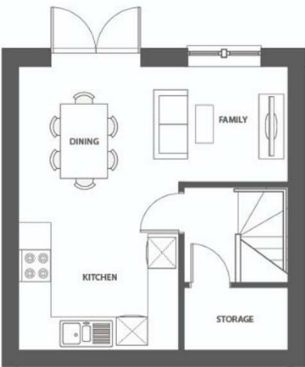
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The Lynbrook | 4 BEDROOM SEMI-DETACHED

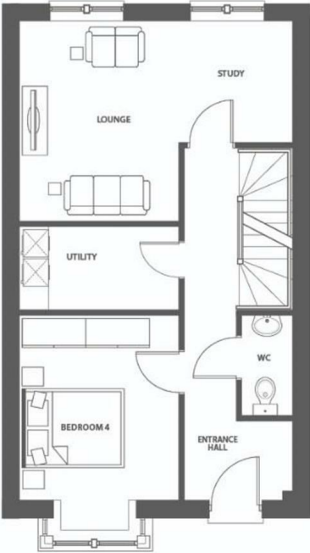


INTERNAL FLOOR AREAS:
LOWER GROUND FLOORS 28.20 M² | 303.50 FT²
UPPER GROUND FLOOR 47.70 M² | 513.47 FT²
FIRST FLOOR 46.92 M² | 505.01 FT²
TOTAL 122.82 M² | 1,321.98 FT²



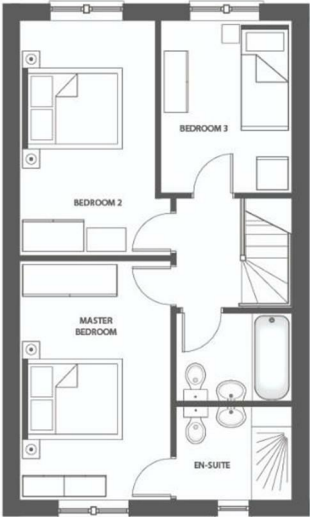
LOWER GROUND FLOOR

KITCHEN, FAMILY / DINING 5.50M X 5.20M | 18'0" X 17'0" (MAX ROOM SIZE)



UPPER GROUND FLOOR

LOUNGE / STUDY 3.80M X 5.20M | 12'5" X 17'0"
BEDROOM 4 3.10M X 4.15M | 10'2" X 13'7" (MAX ROOM SIZE)
UTILITY 3.10M X 1.60M | 10'2" X 5'3"



FIRST FLOOR

MASTER BEDROOM 4.60M X 2.90M | 15'1" X 9'6"
ENSUITE 2.20M X 1.75M | 7'2" X 5'8"
BEDROOM 2 2.90M X 4.50M | 9'6" X 14'9" (MAX ROOM SIZE)
BEDROOM 3 3.30M X 2.50M | 10'9" X 8'2" (MAX ROOM SIZE)
BATHROOM 2.20M X 1.75M | 7'2" X 5'8"