



Plot 10 Cortland, Uplands, Hadfield, Glossop, Derbyshire, SK13 2NX

£359,995

- Open Plan Fitted Dining Kitchen
- Garden and Double Driveway
- Flooring included throughout
- Separate Lounge Area
- Family Bathroom + 2 En-Suites
- 1.091 SQ FT

Uplands, Hadfield, SK13 2NX

MOVE IN NOW !

1,091 SQ FT - 3 Storey 3 Bedroom New Build Town House. Panorama Kitchen with Zanussi Appliances. Open Plan Kitchen Diner with French Doors. Bathroom and 2 Shower Rooms. Stunning Views of High Peak.



Council Tax Band:



THE CORTLAND

The Cortland is a generously appointed three-storey, three bedroom back-to-earth home. This property offers versatile living space over 1,091 sq ft of stunning accommodation, ideal for a professional couple or growing family.

This spacious home features an open plan kitchen / dining area with patio doors leading out onto the terraced garden. A large lounge to the front of the property offers stunning views over High Peak.

On the second floor you will find a generous master bedroom that benefits from an en-suite shower room. A single bedroom and modern family bathroom complete the space.

Uplands, a stunning and exclusive new development in Hadfield Glossop. Enjoy the views of the rolling Derbyshire countryside whilst benefitting from easy access to Glossop town centre and railway links to Manchester City Centre.

Sitting on the border of the Peak District National Park, the location is ideal for those who wish to enjoy a rural setting whilst having easy access for commuting, socialising and to every day conveniences. Its also ideal for families too with good primary and secondary schools within walking distance.

Woolley Bridge provides ready access to commuter links with the nearby centre of Hadfield offering shops for most day-to-day needs. With a direct rail service to Manchester Piccadilly, it really makes it an ideal choice for the commuter. For the young family there is a nearby primary and secondary school and for those keen on outdoor pursuits the Trans Pennine trail is literally on the doorstep.

Direct access to the Trans Pennine Trail and the newly approved Mottram bypass.

KEY FEATURES

- Three Bedrooms
- Panorama Kitchen
- Zanussi appliances as standard
- Open plan kitchen dining with French doors
- Separate lounge area
- Porcelanosa Tiles
- Contemporary square profile Twyford bathroom
- Bathroom and two shower rooms
- Boot room and ample storage
- Versatile living space
- Large terraced garden with turf and fences

- Driveway for two cars
- Accommodation over three floors
- Stunning views over High Peak

THE DEVELOPER

Richard Lloyd Homes prides themselves on reputation. There luxury developments are set in carefully chosen, well-connected, semi-rural locations. They ensure the homes blend beautifully within the area in which they are set. They aim to deliver an enhanced buying experience with the team of professionals there to create your home and make your journey with them one to remember for all the right reasons". Richard Lloyd strives to produce exceptional build quality and specification with each property having a 10 year structural warranty.

NEARBY AMENITIES

- * Glossop Town Centre (1.4 miles)
- * Hadfield Stores (1.1 miles)
- * Hadfield Dental Care (1.1 miles)
- * Glossop Pool (1.8 miles)
- * Tesco Supermarket (1.8 miles)
- * Lambgates Health Centre (1.1 miles)

LOCAL PLACES OF INTEREST

- * Lantern Pike (6.1 miles)
- * Peak Forest Canal (7 miles)
- * Chew Reservoir (10 miles)
- * Kinder Scout Hill Walk (18.6 miles)
- * Longendale Trail (1.3 miles)
- * Bleaklow Peak (6.5 miles)

PRE, PRIMARY & HIGH SCHOOLS

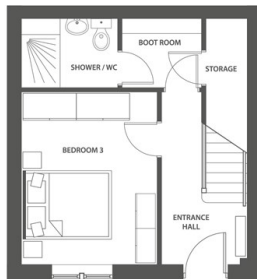
- * St Charles's Catholic Primary (0.4 miles)
- * Mersey Bank Day Nursery (0.5 miles)
- * Hadfield Infant School (0.5 miles)
- * Hollingworth Primary School (0.5 miles)
- * Longendale High School (0.6 miles)
- * St Andrew's C of E Junior School (0.6 miles)
- * Glossopdale High School (0.7 miles)
- * Tintwistle C of E Primary School (0.9 miles)

PLEASE NOTE

Computer generated images and photography are intended for illustrative purposes only and should be treated as general guidance only. No furniture will be included in any sales.

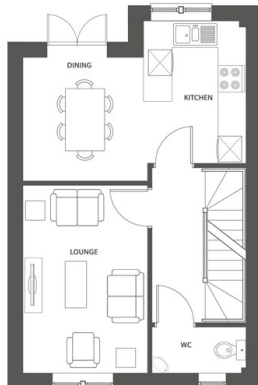
INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	27.30 M ²		293.85 FT ²
UPPER GROUND FLOOR	37.03 M ²		398.60 FT ²
FIRST FLOOR	37.03 M ²		398.60 FT ²
TOTAL	101.36 M ²		1,091.05 FT ²



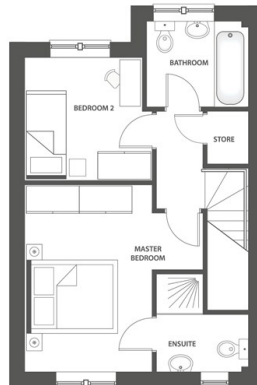
LOWER GROUND FLOOR

BEDROOM 3	3.00M X 3.82M		9'10" X 12'6"
BOOT ROOM	1.78M X 1.51M		5'10" X 4'11"
SHOWER / WC	2.10M X 1.51M		6'10" X 4'11"



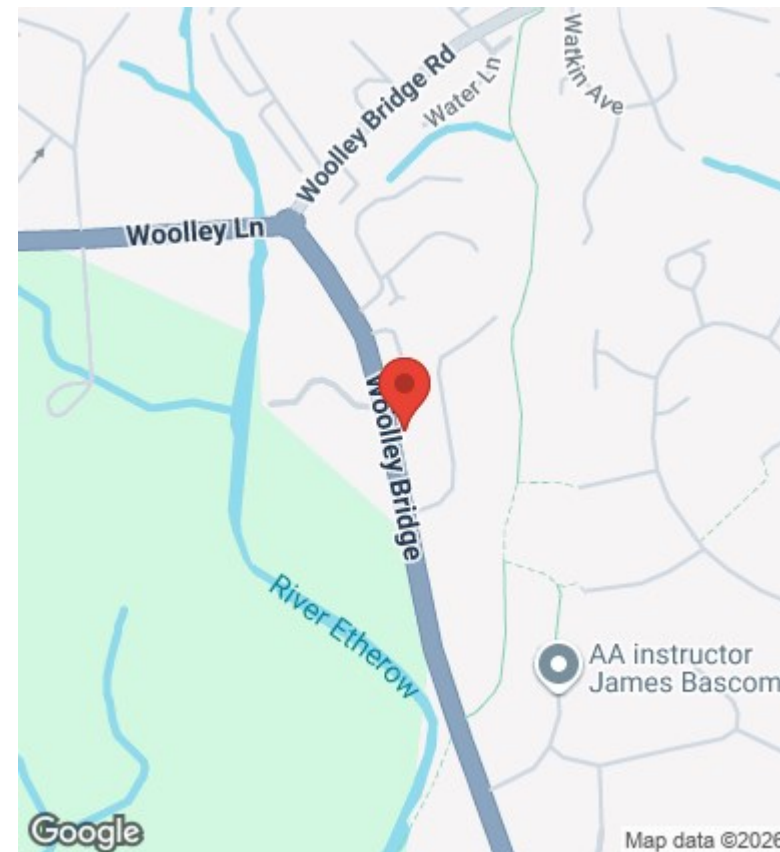
UPPER GROUND FLOOR

LOUNGE	4.17M X 2.80M		13'8" X 9'12"
KITCHEN	2.25M X 3.18M		7'4" X 10'5"
DINING	2.80M X 2.76M		9'2" X 9'0"
WC	2.10M X 1.00M		6'10" X 3'3"



FIRST FLOOR

MASTER BEDROOM	4.21M X 4.00M		13'9" X 13'1"
BEDROOM 2	2.86M X 2.72M		9'4" X 8'11" (MAX ROOM SIZE)
BATHROOM	2.65M X 2.44M		8'8" X 8'0"



Directions

Viewings

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

Council Tax Band

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		