



COUNTRY  
HOLMES

## 24 Watkin Avenue, Hadfield

£285,000

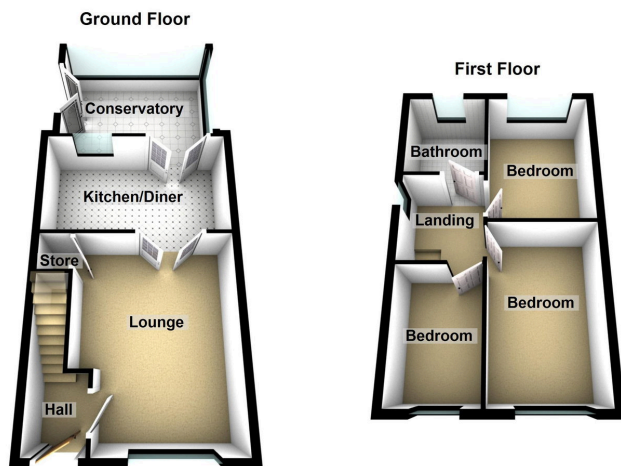
3 1 2



- Well presented three bedroom semi detached
- Situated on a small, popular residential development
- Conservatory providing additional flexible living space
- Block-paved driveway providing off-road parking
- South-facing rear garden with lawn and two decked seating areas
- Modern fitted kitchen diner
- Easy access to Glossop and regular rail services to Manchester
- Close to Longdendale Trail for walking and cycling



Well-presented three-bedroom semi-detached home situated on a small, popular development, offering spacious accommodation including a conservatory extension. Features include a bright bay-fronted lounge with feature fireplace, modern kitchen diner, and three bedrooms, with fitted wardrobes to the main bedroom. Externally, the property benefits from off-road parking and a south-facing rear garden with decked seating areas. Conveniently located for local amenities, transport links, and access to Glossop and the Longdendale Trail.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	