

**8 Rhodeswood Avenue, Tintwistle, Glossop, Derbyshire, SK13 1AP**



- FREEHOLD
- Desirable Willow Gardens Development
- Semi Detached
- FOUR DOUBLE BEDROOMS
- Open Plan Kitchen/Lounge
- Entrance Hall & Ground Floor W/C
- Dining Room
- Ensuite to Main Bedroom
- Private Garden to Rear
- Double Driveway

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## MAIN DESCRIPTION

### \*\*\*FREEHOLD\*\*\*

Situated on the highly desirable Willow Gardens development in Tintwistle, this modern Barratt-built semi-detached home offers generous and versatile accommodation arranged over three floors. Perfectly designed for family living, the property features four double bedrooms, including a principal bedroom with en-suite, a contemporary family bathroom and a convenient ground floor WC.

The heart of the home is the open plan kitchen and lounge, providing a sociable and practical space with direct access to the rear garden, ideal for everyday living and entertaining. A separate dining room adds further flexibility for family meals or home working.

Externally, the property benefits from a double driveway providing off-road parking and an enclosed rear garden with patio and faux lawn areas with storage shed.

Rhodeswood occupies an enviable position close to Bottoms Reservoir, offering scenic walks and countryside on the doorstep, while nearby Hadfield provides local amenities, well-regarded schools and railway links into Manchester, making this a superb choice for commuters and families alike.

A fantastic opportunity to secure a stylish and spacious family home in a highly sought-after location.





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### ENTRANCE HALLWAY

Accessed via a secure external entrance door. The hallway provides access to the ground floor accommodation and includes a double cloaks cupboard, wall mounted radiator, ceiling light points, and stairs leading to the first floor.

### GROUND FLOOR W/C

5' 0" x 2' 6" (1.52m x 0.76m) Fitted with a two-piece suite comprising a low-level WC and pedestal wash basin. Wall mounted radiator, ceiling light point and extractor fan.

### DINING ROOM

8' 5" x 5' 7" (2.57m x 1.7m) uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

### OPEN PLAN LOUNGE / KITCHEN

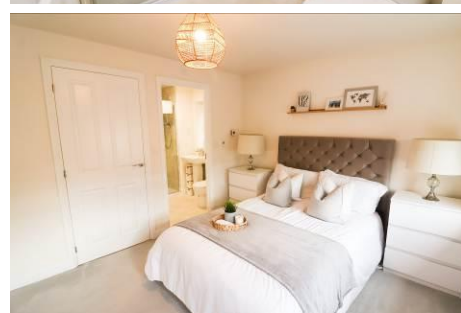
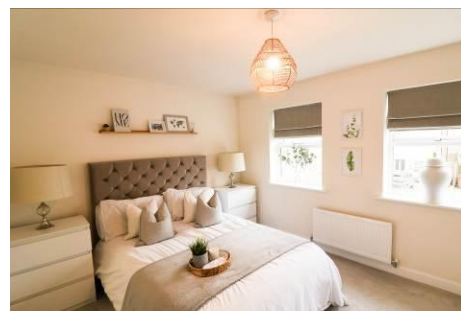
19' 6" x 12' 5" (5.94m x 3.78m) A modern range of high and low-level fitted units with contrasting work surfaces and splash-back. Integrated electric oven, gas hob, fridge/freezer, washing machine and slimline dishwasher. The lounge area includes ceiling light points, wall mounted radiator and uPVC double glazed patio doors providing access to the rear garden. Under-stairs storage cupboard.

### FIRST FLOOR LANDING

Stairs rising from the ground floor, ceiling light point and wall mounted radiator.

### BEDROOM TWO

12' 4" x 11' 3" (3.76m x 3.43m) A generous double bedroom with uPVC double glazed window to the rear elevation overlooking the garden, wall mounted radiator and ceiling light point.



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### BEDROOM ONE

12' 5" x 9' 6" (3.78m x 2.9m) Spacious double bedroom with twin uPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point



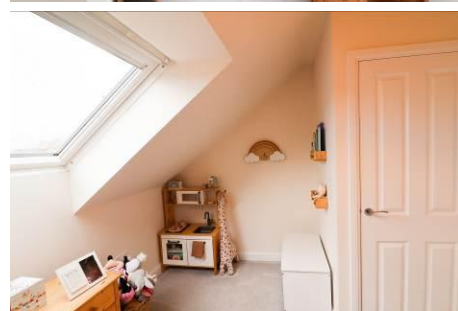
### ENSUITE

6' 6" x 4' 6" (1.98m x 1.37m) Fitted with a three-piece suite comprising low-level WC, pedestal wash basin and shower cubicle. Part-tiled walls, ceiling light point, extractor fan, shaving point, wall mounted radiator and uPVC double glazed window to the side elevation.



### SECOND FLOOR LANDING

Stairs rising from the first floor, internal doors to remaining accommodation, wall mounted radiator, loft access and ceiling light point.



### BEDROOM FOUR

12' 3" x 9' 2" (3.73m x 2.79m) Double bedroom with Velux window to the front elevation, ceiling light point, wall mounted radiator and storage cupboard.



### BEDROOM THREE

12' 4" x 11' 1" (3.76m x 3.38m) A further double bedroom with Velux window, built-in closet, ceiling light point and wall mounted radiator.



### BATHROOM

6' 1" x 5' 2" (1.85m x 1.57m) Three-piece suite comprising low-level WC, pedestal wash basin and panelled bath with mixer tap. Part-tiled walls, extractor fan, wall mounted radiator and uPVC double glazed window to the side elevation.



### EXTERNAL

Externally, the property benefits from a double driveway providing off-road parking and an enclosed rear garden with patio and faux lawn areas.



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### DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

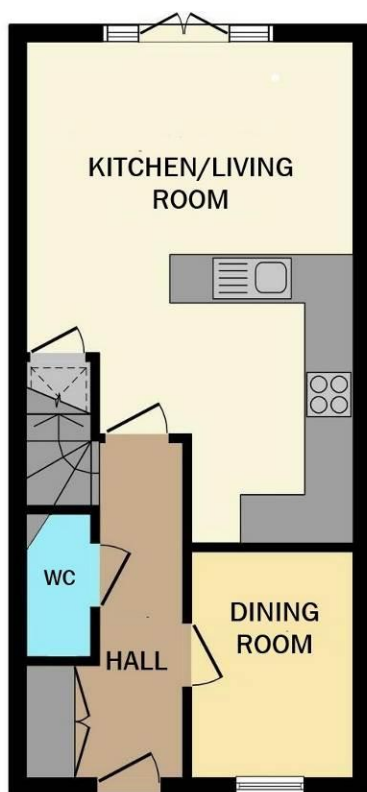
Management Fee - £108.00 not yet payable

EPC Rate - B

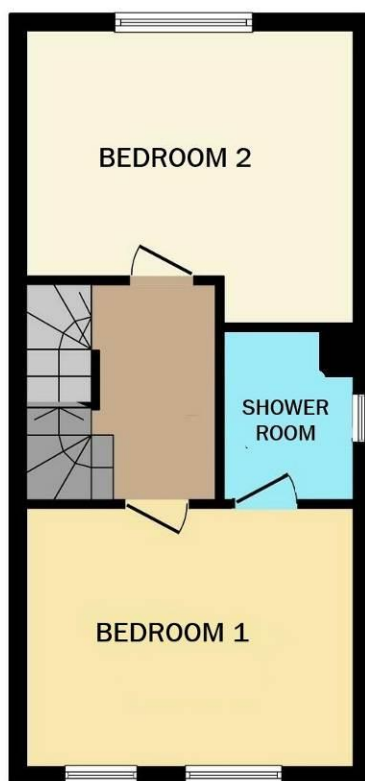
Council Tax Band Rating - C

Council - High Peak Borough Council

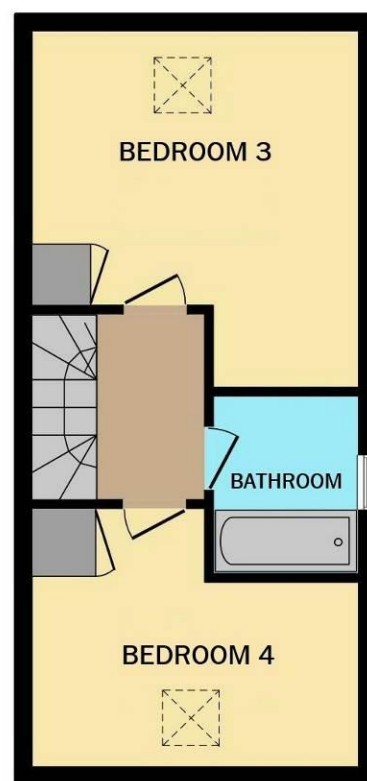




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 110.2 m<sup>2</sup> (1,186 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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