



6 Wheatcroft, Hadfield, Glossop, Derbyshire, SK13 2EN

A well presented, 1960's built, semi-detached family house, enjoying a cul-de-sac location on this popular development and with many recent upgrades. Briefly comprising a front porch, entrance hall, front lounge, refitted 17ft dining kitchen with shaker style units and integrated appliances, a large conservatory with "warm roof", utility room, downstairs wc and for anyone working from home, the garage has been converted into a useful home office or fourth bedroom. Upstairs there are three bedrooms and a refitted bathroom with shower. Double driveway, front garden and low maintenance South Easterly facing rear garden. Energy Rating C

Offers In The Region Of £310,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office proceed through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next set of traffic lights and at the second set turn right into Shaw Lane. Follow the road round, turn left into Green Lane and left again into Lower Barn Road and then take the second turning on the left into Wheatcroft where the property can be found on the left hand side.

GROUND FLOOR

Front Porch

Pvc double glazed front door, tiled floor and door to:

Entrance Hall

Central heating radiator, wood flooring, understairs cupboard, stairs to the first floor and doors to:

Lounge

13'2 x 11'9 (max)

Pvc double glazed front bow window, central heating radiator, wood flooring, gas pebble effect fire and fireplace.

Dining Kitchen

17'11 x 7'11 (9'7 max)

Refitted with a range of shaker style kitchen units including base cupboards and drawers, wine racks, integrated fridge and freezer, integrated dishwasher, Marble effect slimline work tops with breakfast bar, Belfast type sink with mixer tap, split-level electric double oven and microwave, induction hob and filter hood, matching wall cupboards, three column central heating radiator, double glazed rear window, door to the rear porch and pvc double glazed patio doors to:

Conservatory

16'0 x 6'10 (plus bay)

Pvc double glazed windows and patio doors out to the rear garden, tiled floor, central heating radiator and uplighters.

Rear Porch

plumbing for an automatic washing machine, vent for dryer, tiled floor, wall cupboards, doors to:

Downstairs Wc

A white close coupled wc corner wash hand basin, central heating radiator and pvc double glazed rear window.

Home Office/Bedroom Four

16'8 x 7'10

Formerly the garage with a pvc double glazed front window, central heating radiator and storage cupboard.

FIRST FLOOR

Landing

Spindled balustrade, pvc double glazed side window, access to the loft space and doors leading off to:

Bedroom One

12'2 x 11'4

Pvc double glazed front window and central heating radiator, two wall light points and laminate wood flooring.

Bedroom Two

9'10 x 9'6 (plus door recess)

Pvc double glazed rear window, central heating radiator and laminate wood flooring.

Bedroom Three

8'3 x 6'11

Pvc double glazed rear window and central heating radiator.

Bathroom

A modern white suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap, vanity unit and wc, chrome finish towel radiator, cupboard housing the Baxi gas fired central heating boiler, pvc double glazed rear window.

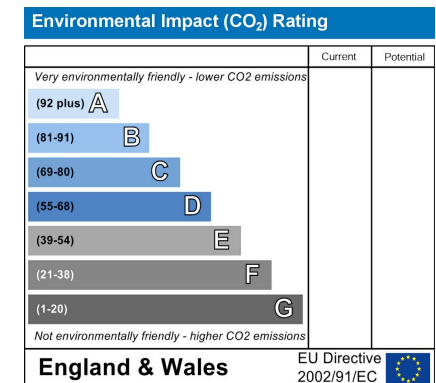
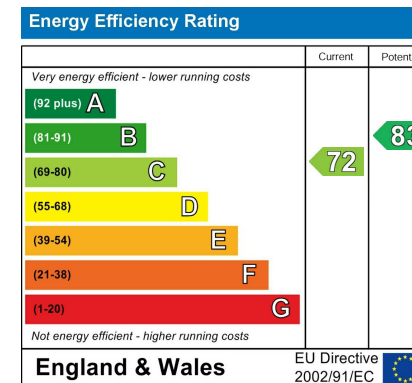
OUTSIDE

The property has a front garden, a double width driveway and an enclosed low maintenance flagged rear garden.

Gardens

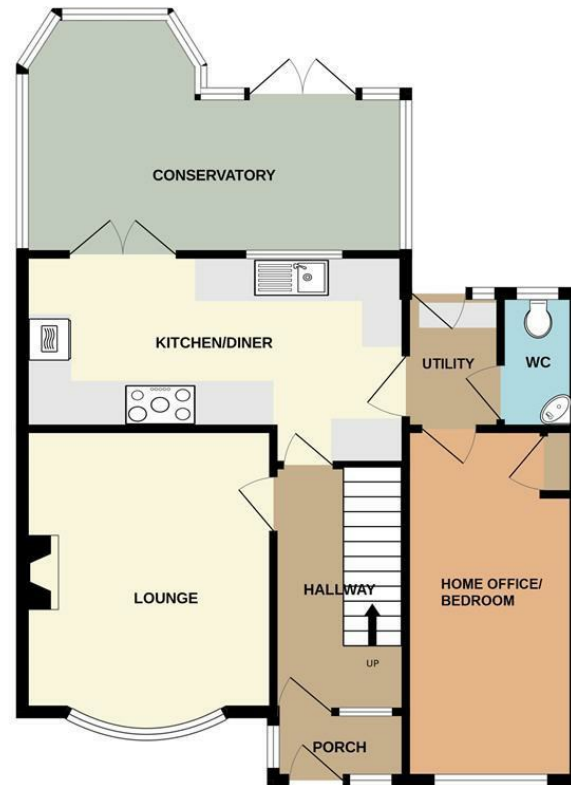
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Our ref: Cms/cms/0911/24

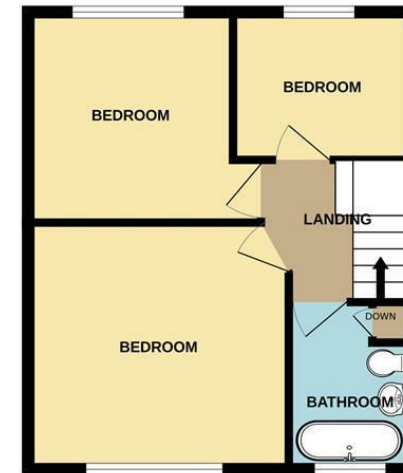




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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