



**jordan fishwick**

17 LITTLEBROOK CLOSE HADFIELD GLOSSOP SK13 2AW

**£280,000**

## 17 LITTLEBROOK CLOSE HADFIELD GLOSSOP SK13 2AW

Offered for sale with No Onward Chain, this modern semi-detached family house enjoys a cul-de-sac location, within half a mile of Hadfield shops, Glossopdale school and the railway station, with off road parking, attached garage and established gardens. Briefly comprising of an entrance hall, front lounge with fireplace, a 19ft dining kitchen, conservatory, three first floor bedrooms and a modern shower room. Energy Rating D

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, central heating radiator, cloaks cupboard, stairs leading to the first floor and doors to:

#### Lounge

13'0 x 12'1 (max less chimney breast)  
Pvc double glazed front window, central heating radiator and gas coal effect fire and fireplace. glazed sliding doors through to:

#### Dining Kitchen

19'1 x 9'6  
Base cupboards and drawers, plumbing for a dishwasher and automatic washing machine, electric cooker point, work tops and double drainer stainless steel sink with mixer tap, wall cupboards, cupboard housing the Worcester gas fired combination boiler, pvc double glazed rear bay window, understairs cupboard, two central heating radiators and aluminium framed double glazed patio doors to:

#### Conservatory

10'7 x 7'9  
Pvc double glazed windows and doors leading out to the rear garden, central heating radiator and laminate wood flooring.

#### Through Porch

External front and rear doors, garden store and door to the garage.

### FIRST FLOOR

#### Landing

Pvc double glazed side window and access to the loft space, doors to:

#### Bedroom One

12'4 (less robes) x 11'3  
Pvc double glazed front window, central heating radiator and fitted wardrobes.

#### Bedroom Two

11'5 x 10'6 plus door recess & less robes)  
Pvc double glazed rear window, central heating radiator and fitted wardrobes.

#### Bedroom Three

9'2 x 7'0  
Pvc double glazed front window, central heating radiator and built-in cabin style bed.

#### Shower Room

Walk-in shower, wash hand basin with vanity unit, close coupled wc, chrome finish towel radiator, pvc double glazed side and rear windows.

### OUTSIDE

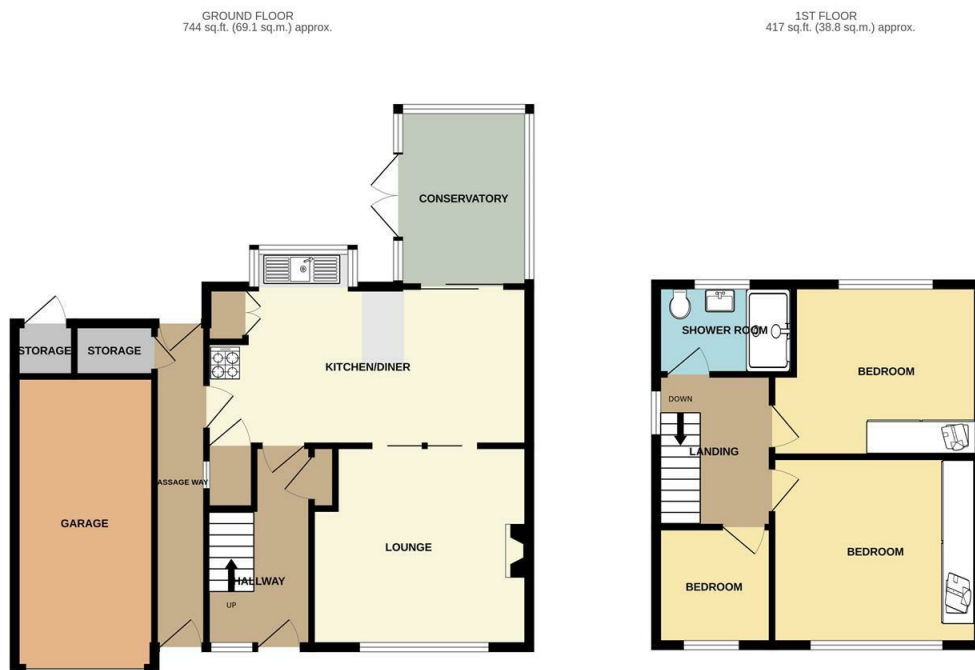
#### Attached Garage

16'9 x 8'3  
Up and over door, power and light.

#### Gardens

The property has a front driveway and garden, a West facing rear garden with a raised deck, lawn and flower beds. Garden store.

Our ref: Cms/cms/1010/25



TOTAL FLOOR AREA: 1161 sq.ft. (107.8 sq.m.) approx.  
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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	