



# 137 Newshaw Lane, Hadfield, Glossop, Derbyshire, SK13 2AT

\*\* SEE OUR VIDEO TOUR \*\* An immaculately presented, late 1970's built, detached family home, standing in private South Easterly facing approx 90ft gardens and with an attached double garage. Briefly comprises of an entrance porch, spacious lounge and open plan 26ft dining kitchen with integrated appliances, a useful home office/family room and downstairs wc. To the first floor there is a master bedroom with en-suite shower room and fitted walk in wardrobe, three further double bedrooms and a large family bathroom with separate walk in shower. Gas central heating, pvc double glazing and solar panels. No Onward Chain. Energy Rating B

## Offers In The Region Of £469,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Directions

From our office on High Street West proceed in a Westerly direction 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 into Newshaw Lane and the property is on the right hand side.

### GROUND FLOOR

#### Entrance Porch

#### Entrance Hall

Engineered Oak flooring, understairs storage cupboard and cupboard housing the Vaillant gas fired combination boiler.

#### Downstairs wc

White wash hand basin with mixer tap and vanity unit, close coupled wc, pvc double glazed window and central heating radiator.

#### Lounge

19'6 x 11'8

Pvc double glazed front bow window, central heating radiator, engineered Oak flooring, tv aerial point and dividing sliding doors leading through to

### Dining Kitchen

26'5 x 9'9

Engineered Oak flooring, pvc double glazed rear window, central heating radiator, a range of high gloss white kitchen units including base cupboards, cutlery and pan drawers, integrated dishwasher, wine rack, split -level electric ovens and microwave, Granite work tops over, inset grey sink and mixer tap, six ring gas hob with filter hood over, matching wall cupboards and pvc double glazed patio door leading to the rear garden.

### Home Office / Family Room

15'3 x 7'9

Pvc double glazed front bow window, engineered Oak flooring, tv aerial point and central heating radiator.

### FIRST FLOOR

#### Master Bedroom

10'10 x 11'9

Pvc double glazed front bow window, central heating radiator, fitted walk in wardrobe with sliding doors, grey laminate flooring, tv aerial point, door to:

### En-suite Shower room

A white suite comprising of a shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc,

### Bedroom Two

15'5" x 11'8" ( less furniture )

Pvc double glazed front window, central heating radiator, fitted wardrobes with lighting and draws, grey laminate flooring and tv aerial point.

### Bedroom Three

14'0 x 8'6

Pvc double glazed rear window, central heating radiator, grey laminate flooring and tv aerial point.

### Bedroom Four

11'1 x 9'6

Pvc double glazed rear window, central heating radiator, grey laminate flooring and tv aerial point.

### Bathroom

Large family bathroom with a white four piece suite including a panelled bath, walk in shower, wash hand basin with mixer tap and vanity unit and granite top, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

### OUTSIDE

#### Utility Room

Attached utility room with sink and plumbing for an automatic washing machine.

#### Attached Double Garage

Electric remote controlled roll over garage door, subdivided but easily reinstated with power and light.

#### Gardens

The property has a double width screen printed double width driveway and front garden, whilst the rear garden faces a sunny South Easterly aspect, extends to approximately 90ft, with a patio area, raised lawn and flower beds.

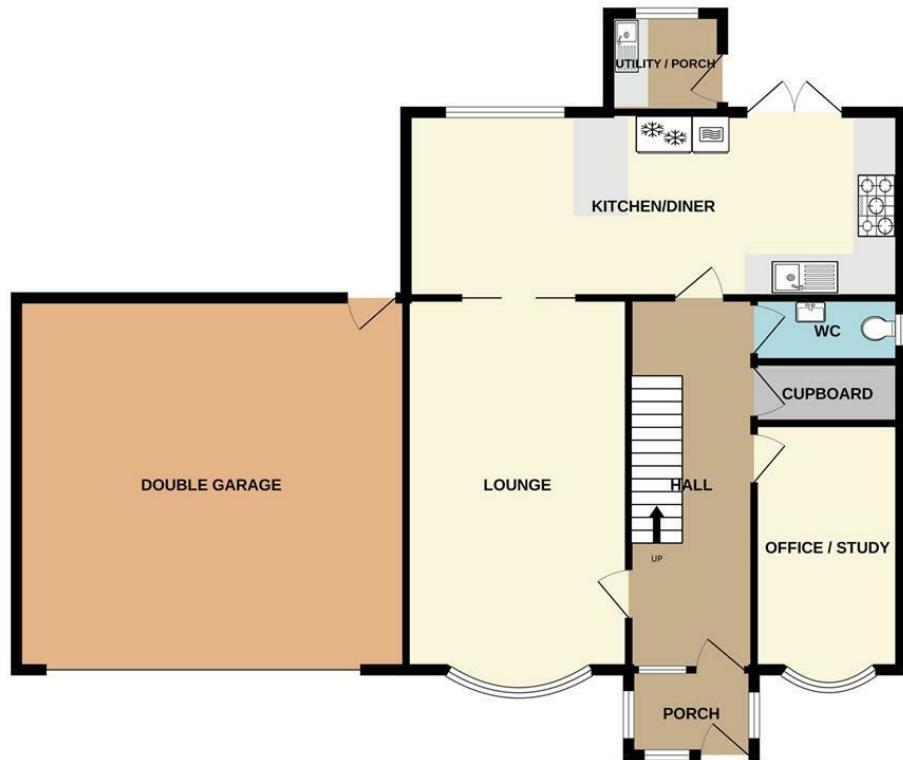
Our Ref : Cms/Hc: 0501/24

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

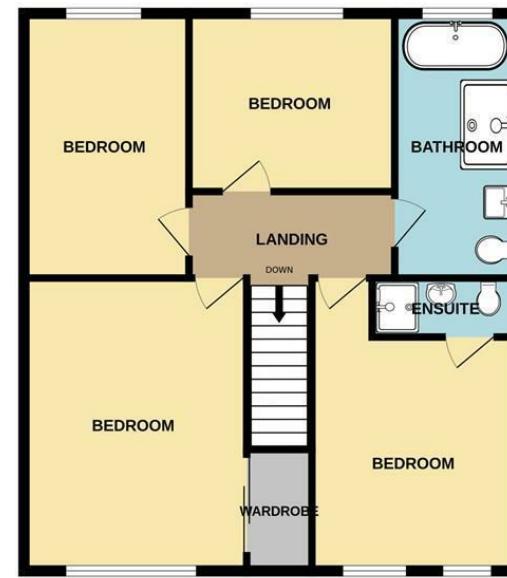
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



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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