



FOR SALE  
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# 8 South Marlow Street, Hadfield, Glossop, Derbyshire, SK13 2AL

A well presented modern semi-detached family house, within a quarter of a mile of Hadfield railway station, shops and the Longdendale Trail, with pvc double glazing, gas central heating and comprising on the ground floor an entrance vestibule, front lounge, 19ft dining kitchen with patio doors and appliances, three first floor bedrooms and a modern bathroom with shower cubicle. Outside the property has a detached garage, off road parking for up to three cars and a private rear garden, Viewing recommended. Energy Rating C

## £279,950

### 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 and at the traffic lights turn right into Arundel Street. Follow the road under the bridge and then turn left into North Road. Continue out of Glossop and at the junction turn left into Park Road, drop down the hill and turn first left into South Marlow Street where the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Vestibule

Pvc front door and door leading through to:

#### Lounge

16'5" (max) x 11'0"

Pvc double glazed front oriel bay and side windows, central heating radiator, tv aerial point, feature polished stone fireplace and electric coal effect fire, laminate wood flooring, opening through to:

#### Dining Kitchen

19'7" x 8'5"

Double glazed patio doors leading out to the rear garden, central heating radiator, a range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher and automatic washing machine, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, ceramic hob, spit-level electric oven and microwave, matching wall cupboards with pelmet lighting, tiled floor, kickboard lighting, cupboard housing the Worcester gas fired combination boiler and pvc double glazed rear window.

### FIRST FLOOR

#### Landing

Access to the loft space.

### Bedroom One

12'4" x 8'7"

Pvc double glazed rear window, central heating radiator and fitted wardrobes.

### Bedroom Two

11'1" x 8'1"

Pvc double glazed front window and central heating radiator.

### Bedroom Three

8'0" x 7'9"

Pvc double glazed front window and central heating radiator, storage cupboard.

### Bathroom

A white suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled wc, separate shower cubicle, chrome finish towel radiator and pvc double glazed rear window.

### OUTSIDE

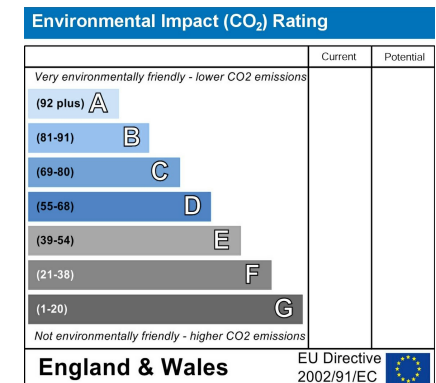
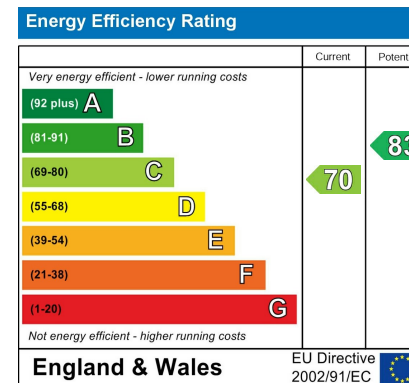
#### Detached Garage

Currently set up as office space and storage with an up and over door, pvc double glazed patio doors, power and light.

#### Gardens

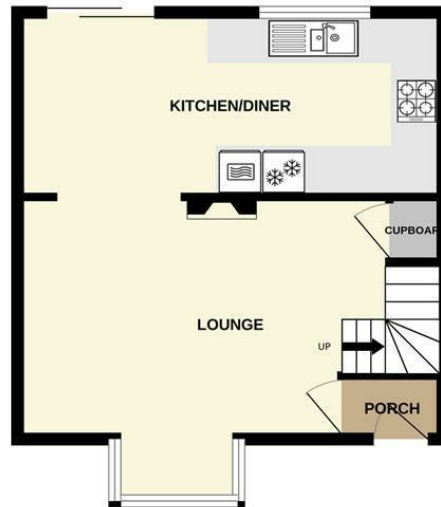
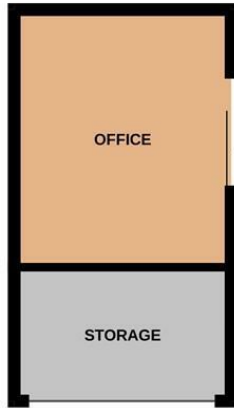
the property has a front lawn, a driveway with space for upto three cars and an enclosed rear garden with a flagged patio decked area and artificial lawn.

Our ref: Cms/cms/0329/23





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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