



13-15 Spring Gardens, Hadfield, Glossop, Derbyshire, SK13 1NS

Originally two separate dwellings, this detached stone built property is hidden away from the road, offers extended living space ideal for the modern day family and has sunny Southerly facing, private gardens. Offered for sale with No Onward Chain, the property which would now benefit from some updating, briefly comprises an entrance porch and downstairs wc, a fitted kitchen and breakfast room, two reception rooms both with dressed stone fireplaces, a conservatory, three first floor bedrooms and a spacious bathroom with shower cubicle. Energy Rating

£360,000

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 to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Continue out of Glossop and the road changes into Woodhead Road. Turn left into Cemetery Road and follow the road round into Park Road, drop down the hill onto Hadfield Road and turn third right into Old Hall Square, left into Chapel Lane and then Spring Gardens is set back on the left hand side.

GROUND FLOOR

Entrance Porch

Pvc double glazed side door, tiled floor, glazed door through to the kitchen and door to:

Downstairs Wc

A white close coupled wc, window and tiled floor.

Kitchen

14'10 x 8'4

Two pvc double glazed front windows, a range of fitted kitchen units including base cupboards and drawers, wine rack, plumbing for an automatic washing machine and dishwasher, built-in electric oven, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, ceramic hob and filter hood, wall cupboards, understairs pantry and archway through to:

Breakfast Room

8'2 x 8'2

Front and side pvc double glazed windows and central heating radiator.

Dining Room

15'2 x 9'9 (max plus recess)

Dressed stone fireplace with fitted gas fire, central heating radiator, pvc double glazed rear window and door to:

Hallway

Stairs to the first floor and doors to both the conservatory and:

Lounge

15'2 x 11'6 (max)

Dressed stone fireplace with open grate, central heating radiator and rear window.

Conservatory

15'9 x 7'6 (max meas)

Double glazed windows and doors leading out to the rear garden, central heating radiator.

FIRST FLOOR

Landing

Bedroom One

15'2 x 11'6 (max)

Pvc double glazed rear window, central heating radiator, built-in wardrobes with folding mirror doors, fitted wardrobes and bedside cabinets.

Bedroom Two

13'0 (plus robes) x 11'6 (max)

Pvc double glazed rear window, central heating radiator and built-in wardrobes/cupboards with louvred doors.

Bedroom Three

11'6 x 8'4

Pvc double glazed front window and central heating radiator.

Bathroom

11'4 x 8'4

With a coloured suite including a panelled bath, pedestal wash hand basin, close coupled wc and shower cubicle with Mira electric shower, pvc double glazed front windows and central heating radiator.

OUTSIDE

Gardens

The property has a large private rear garden which includes a patio area, lawn, mature borders, three garden sheds and all enjoying a sunny Southerly aspect.

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Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC





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

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

