



**jordan fishwick**

NEWSHAW LANE HADFIELD GLOSSOP SK13 2AB  
£137,500

## NEWSHAW LANE HADFIELD GLOSSOP SK13 2AB

For those aged 55 and over, a well presented first floor retirement flat, part of a select development of 27, completed in 2007, located at the rear enjoying a sunny South Easterly aspect overlooking the gardens and all adjoining Hadfield St Andrews cricket club. Briefly comprising two bedrooms, a living room with patio doors and Juliet balcony, fitted kitchen with appliances, refitted shower room, house manager and 24hr Careline, residents lounge, kitchen and laundry room, communal gardens and allocated parking space. Energy Rating C

### 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. Continue up the hill, Oakford Court is on the right hand side and this particular flat is located to the rear of the building.

### GROUND FLOOR

#### Main Reception, Residents Lounge/Kitchen & Laundry

Lift and stairs to:

### FIRST FLOOR

#### Private Entrance Hall

Front door, electric radiator, storage/cloaks cupboard and doors leading off to:

#### Living Room

16'4 x 10'9

Pvc double glazed patio doors and Juliet balcony, electric radiator, fireplace with electric fire, tv aerial point, entry phone and opening through to:

#### Kitchen

9'9 x 6'7

A range of fitted kitchen units finished in white and including base cupboards and drawers, built-in electric oven and integrated dishwasher, work tops over with an inset single drainer stainless steel sink unit and mixer tap, electric hob and filter hood, matching wall cupboards with pelmet lighting and integrated fridge freezer.

#### Bedroom One

15'7 x 9'3

Pvc double glazed window and electric radiator.

#### Bedroom Two

12'9 x 7'3

Pvc double glazed window and electric radiator.

### Shower Room

A white suite including a shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap, close coupled wc, vanity unit and chrome finish electric towel radiator.

### OUTSIDE

#### Communal Gardens and Parking

### Service Charge

There is a service charge applicable. Details available on request.

The development is for Independent living and all purchasers have to be able to prove by GP letter before the sale can complete that they can live independently and escape the property unassisted in the event of an emergency.

Our Ref Cms/cms/0617/25

### 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	