



This well presented four bedroom detached family home is ideally located on the popular Moorlands estate and literally a few minutes walk to Hadfield train station with direct links to Manchester city centre, Longdendale Trail and all local village shops and amenities. Situated on a corner plot with gardens to the front, side and rear of the property and a long driveway providing off road parking for several vehicles. Briefly comprising, entrance hallway, open plan lounge, dining area, modern fitted kitchen diner, utility room and downstairs wc. three double bedrooms, one single and the master having En-Suite, and family bathroom. Externally there is a driveway and garage providing off road parking. CALL UMOVE HOMES NOW TO ARRANGE A VIEWING.



**ENTRANCE HALLWAY**

Front door leading to entrance hallway, with carpets, radiator, door leading to integral garage, stairs to first floor.



**LOUNGE**

14' 1" x 11' 3" (4.28m x 3.43m) Open plan lounge dining room with double glazed window to front and rear of the property, radiator, lighting, feature gas fire, open to dining area.

**DINING AREA**

9' 11" x 7' 6" (3.01m x 2.28m) Dining area with double glazed window to rear of the property, carpets, lighting, radiator and door leading to kitchen diner.

**KITCHEN DINER**

16' 3" x 9' (4.95m x 2.74m) Modern fitted kitchen diner with matching wall, base and drawer units, double glazed window to rear elevation, double patio doors leading to rear garden, storage cupboard, tiled splash back, travertine tiled floor with under floor heating, integrated fridge freezer, built-in microwave and electric oven, gas hob, sink unit with mixer taps over, door leading to utility room.

**UTILITY ROOM**

Utility room with plumbing for washer dryer and fridge freezer, tiled floor, wall cupboard, worktops, sink unit, radiator and door to side of the property.

**DOWNSTAIRS WC.**

W.C. with wash hand basin.

**BEDROOM ONE**

12' 7" x 8' 5" (3.84m x 2.57m) Master bedroom with double glazed window to front elevation, radiator, built in wardrobes, door leading to En-Suite bathroom.

**MASTER EN-SUITE**

En-Suite with built in shower cubicle, chrome heated towel radiator, wc. tiled floor to ceiling, double glazed window to side elevation, extractor fan, ceiling lights, steps to wash hand basin, ceiling lights.

**BEDROOM TWO**

8' 3" x 12' 4" (2.52m x 3.75m) Bedroom with double glazed bay window and views of the surrounding countryside, radiator, lighting and carpets.

**BEDROOM THREE**

8' 10" x 8' 11" (2.70m x 2.71m) Double glazed window to rear elevation, carpets, lighting, radiator.

**BEDROOM FOUR**

9' 1" x 9' 1" (2.76m x 2.76m) Double glazed window to rear elevation, radiator, loft access, carpets.

**BATHROOM**

6' 6" x 5' 5" (1.99m x 1.65m) White three piece suite with wc. bath with shower over, chrome heated towel radiator, double glazed window to rear elevation, tiled floor to ceiling.

**EXTERNALLY**

There are pleasant gardens to the front side and rear of the property, mainly laid to lawn with a variety of shrubs and trees, a patio area at the rear and to the front of the property is a long driveway providing off road parking for several vehicles.

**Garage**

Integral garage providing with lighting and power.

Price: £259999

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