



COUNTRY
HOLMES

3 Wharncliffe Close, Hadfield, Glossop, SK13 1QE

£285,000

3 1 1



- Freehold Property
- Off Road Parking
- Large Lounge
- Newly Fitted Kitchen
- Immaculate throughout
- Three Good Size Beds
- Converted Garage
- Dining Area
- Conservatory
- Secure Rear Garden





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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A larger-than-average three-bedroom detached property in a cul-de-sac position in the popular area of Hadfield. Close to Etherow lodge Park and Hadfield train station with links to Manchester Picadilly, this property offers excellent accommodation and easy access to the town centre of Glossop. The property briefly comprises a Light spacious Lounge, Dining area, Modern fitted Kitchen, and a large Conservatory downstairs and upstairs has three good size bedrooms with a family bathroom. The property also benefits from a converted garage which is now used as a utility room. There is a driveway and garden to the front and a good sized tiered garden to the rear with a workshop.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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	