



COUNTRY
HOLMES

30 Lower Barn Road

Hadfield, SK13 2DZ

£265,000

- FANTASTIC POTENTIAL
- GARDENS AND GARAGE
- THREE BEDROOMED SEMI
- IDEAL FAMILY PROPERTY
- TWO RECEPTION ROOMS
- GREAT LOCATION



AGENTS NOTE

Country Holmes bring to the market, this good sized Three bed roomed family home, situated on the very popular Locke Estate in Hadfield. Offering excellent potential for enhancement, this property offers accommodation comprising of:- Entrance Porch leading to Hallway, Lounge, Dining Room, Kitchen and Utility Area to the ground floor, whilst the first floor comprises of Three Good size Bedrooms and Bathroom. The property has gas central heating and uPVC double glazed windows and doors. The property has a great back garden and has a garden to the front, allowing a good degree of privacy. There is also a garage. We would recommend a viewing of this property to appreciate the potential offered.

3D INTERACTIVE DOLLHOUSE TOUR NOTES ON USE

To use the tour please click the ARROW in the pictures section on rightmove and have a play. You can have a guided tour just click Play and stop anytime for a browse around, and restart by re-clicking play again. Click on the Doll House icon to see the 3D model of the house in entirety, or click any room to enter in this mode. Press the man icon to walk around at your leisure. View the real-time floorplan, you can also view each floor on its own. If you need to you can even take measurements by clicking the ruler then click on each of the two points you want to measure. If you click on the 360 icon this takes you into the various garden positions for a 360 view and to get

back scan until you see the man icon and that takes you back into the house.

ENTRANCE PORCH

Access via uPVC double glazed entrance door with decorative glazed panels, with fitted door mat, and internal door leading to the hallway.

HALLWAY

With radiator, under stairs storage area, access to stairs leading to the first floor and doors leading to downstairs accommodation. Telephone point.

LOUNGE

13' 2" x 11' 5" (4.01m x 3.48m) Good size room with

feature fireplace and living flame fire. Radiator, uPVC double glazed window overlooking the front aspect. TV aerial.

KITCHEN

9' 9" x 7' 10" (2.97m x 2.39m) Fitted with a beech effect range of wall and base units with complementary work surfaces above. Inset stainless steel four ring gas hob with stainless steel over head extractor fan, Half height mounted stainless steel double oven. Stainless steel, one and a half bowl sink and drainer unit, tiled splash backs, plumbing for washing machine. Cabinet lighting, uPVC double glazed window with view over rear garden. Doors leading to the Dining Room and Utility area.

DINING ROOM

8' x 7' 11" (2.44m x 2.41m) Radiator and uPVC double glazed window with view to rear garden.

UTILITY AREA

Off the kitchen, with wall mounted cabinets, uPVC double glazed door leading to the rear garden, service door leading to the garage.

STAIRS AND LANDING

Open staircase with bannister rail leading to the first floor landing. Doors to all rooms, uPVC window to the side aspect. Access to loft area.

BEDROOM ONE

11' 5" x 11' (3.48m x 3.35m) Double bedroom, with built in wardrobes. Radiator, uPVC double glazed window to the front aspect.

BEDROOM TWO

10' x 9' 5" (3.05m x 2.87m) Second double bedroom, with fitted wardrobes incorporating over head storage, and hanging rails. Radiator and uPVC double glazed window with views to the rear garden.

BEDROOM THREE

8' 3" x 7' (2.51m x 2.13m) Radiator and uPVC double glazed window with view to the rear garden.







BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m) Fitted with a white suite comprising of panelled bath with shower over, wall mounted wash basin and W.C. Fully tiled walls, laminate flooring, built in storage cupboard housing boiler. uPVC double glazed window with obscure glazing to the front aspect.

EXTERNALLY

To the front of the property, is a large driveway leading to the garage. The garden is paved providing additional parking if required. There are mature stocked flower beds with dwarf walls. To the rear, is a stunning enclosed private garden, starting with a paved patio area, ideal for entertaining. This leads to

the lawned area which has a paved pathway running along side leading to a further paved area and Shed. There is an abundance of mature, well stocked flower beds, with an array of flowers, bushes and shrubbery.

INTEGRAL GARAGE

Up and Over garage door, ceiling light. Electric and gas meters.

IMPORTANT INFORMATION

We take every care in preparing our sales details. They are checked and verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc, you must satisfy yourself that they operate correctly. Room sizes are approximate,

they are taken in imperial and converted to metric, do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title, we cannot guarantee boundaries or rights of way, and you must take the advice of your legal representative. If there is any point that is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view.

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

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OFFICE

18 High Street West
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OPENING HOURS

Mon-Thurs: 9am - 5.30pm
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements