



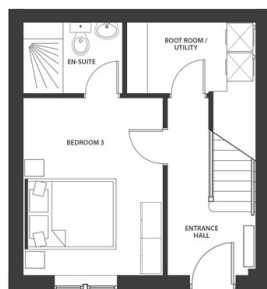
## Plot 19 Uplands, Woolley Bridge, Hadfield, Glossop, SK13 2NX

£319,950

- Open Plan Fitted Dining Kitchen
- Garden and Double Driveway
- Interior Designer to Assist with Choices
- Access to The Newly Approved Mottram Bypass
- Separate Lounge Area
- 1,091 SQ FT
- Family Bathroom + 2 En-Suites
- Anticipated Completion Summer 2023
- Access to the Trans Pennine Trail

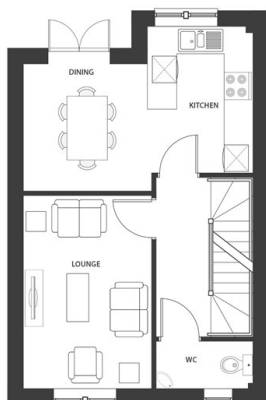
#### INTERNAL FLOOR AREAS:

LOWER GROUND FLOORS	27.30 M <sup>2</sup>		293.85 FT <sup>2</sup>
UPPER GROUND FLOOR	37.03 M <sup>2</sup>		398.60 FT <sup>2</sup>
FIRST FLOOR	37.03 M <sup>2</sup>		398.60 FT <sup>2</sup>
TOTAL	101.36 M <sup>2</sup>		1,091.05 FT <sup>2</sup>



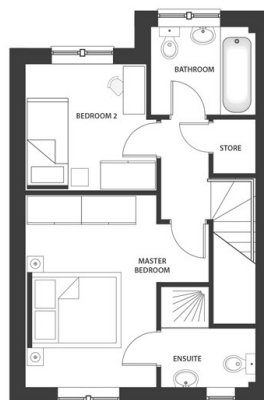
#### LOWER GROUND FLOOR

BEDROOM 3	3.00M X 3.82M		9'10" X 12'6"
EN-SUITE	2.27M X 1.49M		7'11" X 4'10"
BOOT ROOM / UTILITY	1.78M X 1.51M		5'10" X 4'11"



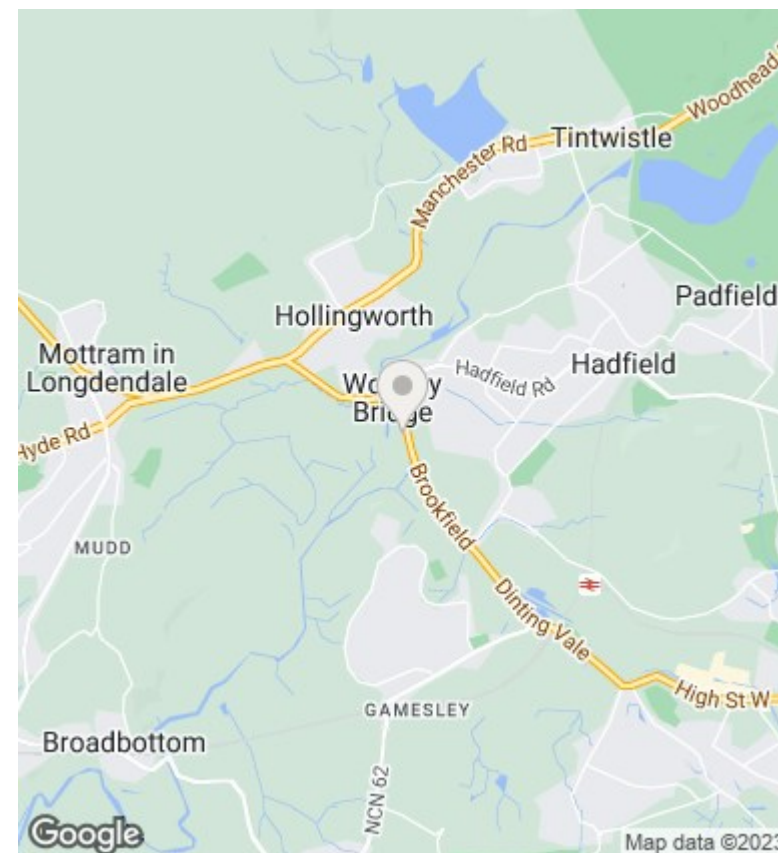
#### UPPER GROUND FLOOR

LOUNGE	4.17M X 2.80M		13'8" X 9'12"
KITCHEN	2.25M X 3.18M		7'4" X 10'5"
DINING	2.80M X 2.76M		9'2" X 9'0"
WC	2.10M X 1.00M		6'10" X 3'3"



#### FIRST FLOOR

MASTER BEDROOM	4.21M X 4.00M		13'9" X 13'1"
BEDROOM 2	2.86M X 2.72M		9'4" X 8'11" (MAX ROOM SIZE)
BATHROOM	2.65M X 2.44M		8'8" X 8'0"



## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

## EPC Rating:

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