



Plot 26 Lynbrook, Uplands Hadfield, Glossop, SK13 2NX

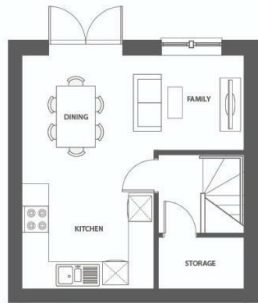
£409,950

- Register Your Interest NOW
- Contemporary Kitchen with Premium Appliances
- 1321Ft Square
- Large Separate Lounge Area
- Four Bedroom Generously Sized Semi Detached
- Private Driveway for 2 Cars

The Lynbrook | 4 BEDROOM SEMI-DETACHED

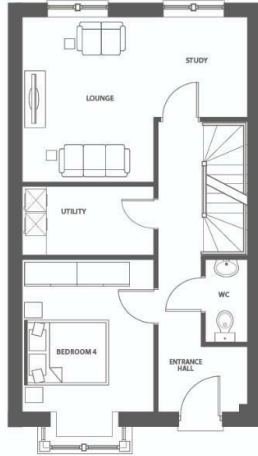
Uplands
WOOLLEY BRIDGE, HADFIELD

INTERNAL FLOOR AREAS:
LOWER GROUND FLOORS 28.20 M² | 303.50 FT²
UPPER GROUND FLOOR 47.70 M² | 513.47 FT²
FIRST FLOOR 46.92 M² | 505.01 FT²
TOTAL 122.82 M² | 1,321.98 FT²



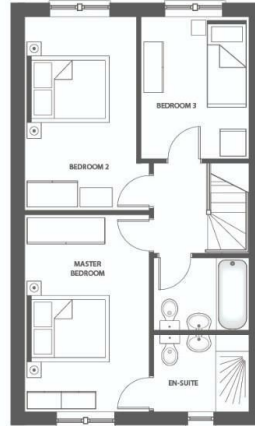
LOWER GROUND FLOOR

KITCHEN, FAMILY / DINING 5.50M X 5.20M | 18'0" X 17'0"
(MAX ROOM SIZE)



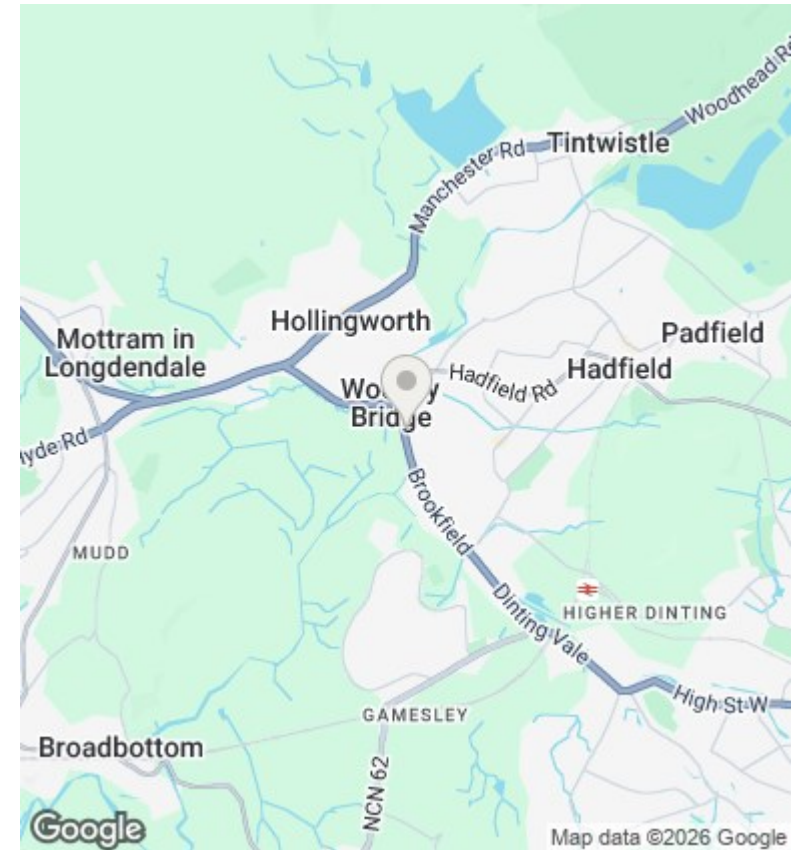
UPPER GROUND FLOOR

LOUNGE / STUDY 3.80M X 5.20M | 12'5" X 17'0"
BEDROOM 4 3.10M X 4.15M | 10'2" X 13'7" (MAX ROOM SIZE)
UTILITY 3.10M X 1.60M | 10'2" X 5'3"



FIRST FLOOR

MASTER BEDROOM 4.60M X 2.90M | 15'1" X 9'6"
ENSUITE 2.20M X 1.75M | 7'2" X 5'8"
BEDROOM 2 2.90M X 4.50M | 9'6" X 14'9" (MAX ROOM SIZE)
BEDROOM 3 3.30M X 2.50M | 10'9" X 8'2" (MAX ROOM SIZE)
BATHROOM 2.20M X 1.75M | 7'2" X 5'8"



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) 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	