



18 Hadfield Street, Glossop, Derbyshire, SK13 8JL

** For sale by Modern Method of Auction; Starting Bid Price £125,000 plus Reservation Fee **

Offered for sale with No Onward Chain, this stone built end terraced house is likely to be of special interest to any first time buyers, forming part of an established residential area, close to the town centre. With gas fired central heating and pvc double glazing the property briefly comprises a front lounge, a kitchen with oven and hob, utility room, two first floor bedrooms and a spacious bathroom with shower. Shared rear yard. Energy Rating E

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

£125,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Directions

From our office on High Street West proceed in a Westerly direction through the first set of traffic lights and then turn left onto St Marys Road. Proceed up the hill and turn third right into Duke Street, then follow the road and turn second left onto Hadfield Street where the property can be found on the left hand side.

GROUND FLOOR

Lounge

13'8 x 11'11

Pvc front door and pvc double glazed front window, central heating radiator, gas and electric meters, door through to:

Kitchen

13'8 x 7'8 (less stairs)

Fitted kitchen units including base cupboards and drawers, built-in electric oven, work tops over with an inset single drainer stainless steel one and a half bowl sink unit, gas hob, matching wall cupboards, Alpha gas fired combination boiler and radiator, pvc double glazed side window, door and stairs to the first floor, pvc double glazed external side door and door to:

Utility Room

10'1 x 3'9 (plus recess)

Pvc double glazed side window, tiled floor and plumbing for an automatic washing machine.

FIRST FLOOR

Landing

Access to the loft space and pvc doublor glazed rear window.

Bedroom One

11'11 x 9'5 (less chimney breast plus door recess)

Pvc double glazed front window and central heating radiator.

Bedroom Two

8'8 x 8'0

Pvc double glazed front window and central heating radiator.

Bathroom

A white suite including a panelled bath with triton electric shower over and shower screen, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Enclosed Shared Rear Yard

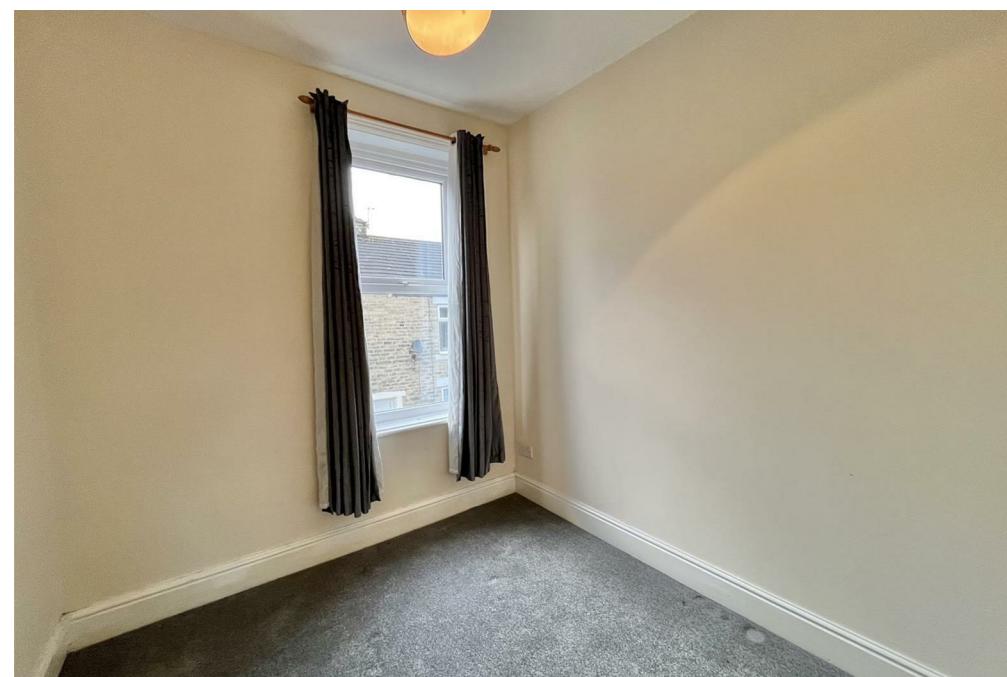
Our Ref: Cms/cms/1204/24

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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