



## 80 HADFIELD ROAD HADFIELD GLOSSOP SK13 2DR

\*\* For sale by Modern Method of Auction; Starting Bid Price £135,000 plus Reservation Fee \*\*

Forming part of the Hadfield Conservation Area and just up the road from Hadfield shops and railway station, a charming Grade II Listed, mid terraced cottage property of character, offered for sale with No Onward Chain and with further scope for improvement. Briefly comprising a front lounge, kitchen, rear porch, two first floor bedrooms and a bathroom. Enclosed rear garden. Energy Rating D

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

### 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 to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Continue out of Glossop and the road changes into Woodhead Road. Turn left into Cemetery Road and follow the road down the hill onto Park Road. This becomes Hadfield Road where the property can be found on the right hand side.

### GROUND FLOOR

#### Vestibule

Front door and latch door through to:

#### Lounge

14'0 (less chimney breast) x 12'4 (less vest)

Central heating radiator, front mullion window and stone fireplace, latch door to:

### Kitchen

14'2 x 10'3 (plus stairs)

A range of fitted kitchen units including base cupboards and drawers, work tops over with an inset single drainer stainless steel sink, gas cooker point, wall cupboards, two understairs cupboards, stairs to the first floor and door to:

### Rear Porch

Window and pvc external rear door, storage cupboard.

### FIRST FLOOR

#### Landing

#### Bedroom One

14'1 (less chimney breast) x 12'4

Central heating radiator and front mullion window

#### Bedroom Two

14'4 x 5'5

Central heating radiator and rear mullion window.

### Bathroom

A white panelled bath with mixer tap, pedestal wash hands basin with mixer tap, close coupled wc, central heating radiator and rear window.

### OUTSIDE

#### Rear Garden

The property has an enclosed rear garden and garden store.

Our ref: Cms/cms/0725/24

### 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.



While every attempt has been made to ensure the accuracy of the floorplans, the agent does not accept any responsibility for any errors or omissions. The floorplans are for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		68	
(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	