



jordan fishwick

24 PARK ROAD HADFIELD GLOSSOP SK13 2AH

£190,000

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Adjoining Bankswood Park and just up the road from Hadfield railway station, a stone built semi-detached house, offering scope for further improvement and updating. With No Onward Chain the property briefly comprises an entrance vestibule and hallway, a front lounge, kitchen, utility room and rear porch, two first floor bedrooms, bathroom and useful attic room. Pvc double glazing, gas central heating, a walled frontage and enclosed South Westerly facing rear garden with garden store and shed. Energy Rating D

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 where the property can be found on the left hand side.

GROUND FLOOR

Entrance Vestibule

Double glazed composite front door, glazed door leading through to:

Hallway

Stairs to the first floor and doors leading off to:

Lounge

14'10 x 10'3 (less chimney breast)
Pvc double glazed front window, central heating radiator, dressed stone fireplace and fitted gas fire, two wall light points, electric/gas meter cupboard.

Kitchen

8'9 x 8'5
Fitted base cupboards and drawers, work tops over with a coloured single drainer sink unit and mixer tap, wall cupboards, understairs larder, pvc double glazed rear window.

Utility Room

8'7 x 4'7
Plumbing for an automatic washing machine, base cupboard and drawer, work top over and wall cupboards, door through to:

Rear Porch

Three pvc double glazed rear window and external rear door, Worcester gas fired combination boiler and radiator.

FIRST FLOOR

Landing

Door and stairs to the attic and doors to:

Bedroom One

13'11 (max) x 11'9 (less robes)
Pvc double glazed front window, central heating radiator, fitted wardrobes and bedside cupboards.

Bedroom Two

9'2 x 8'8 (less robe)
Pvc double glazed rear window, gas convactor heater, built-in wardrobe and cupboard.

Bathroom

A white suite including a panelled bath with mixer tap and shower attachment. pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

SECOND FLOOR

Attic Room

14'0 x 9'2 purlin to purlin plus eaves (max less s
Double glazed Velux skylight window, eaves storage.

OUTSIDE

Gradens

The property has a walled frontage and an enclosed, flagged rear garden with flower beds, garden store and shed.

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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	