



jordan fishwick

20 HADFIELD ROAD HADFIELD GLOSSOP SK13 2AG

£210,000

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A stone built semi-detached house, just up the road from Hadfield shops, the railway station and Longdendale Trail, offered for sale with No Onward Chain and briefly comprising an entrance vestibule, front lounge with fireplace, a recently refitted kitchen with appliances, rear porch, two first floor bedrooms and a bathroom with shower. Walled frontage and rear garden. 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 round into Park Road, drop down the hill onto Hadfield Road and the property is on the right hand side.

GROUND FLOOR

Entrance Vestibule

Pvc double glazed front door, tiled floor and glazed door leading through to:

Lounge

14'3 x 14'0 (less vest & chimney breast)

Pvc double glazed front and side windows, central heating radiator, gas and electric meter cupboards, fitted gas fire and fireplace, door leading through to:

Dining Kitchen

13'11 x 8'8 (plus stairs)

A range of recently refitted kitchen units including base cupboards and drawers, integrated washing machine, built-in electric oven, wood block effect work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob, matching wall cupboards and filter hood, understairs cupboard, pvc double glazed rear window, central heating radiator and back door leading to:

Rear Porch

FIRST FLOOR

Landing

Bedroom One

14'4 x 14'0 (max)

Pvc double glazed front window and central heating radiator.

Bedroom Two

8'9 x 7'11 plus 4'10 x 3'1

Pvc double glazed rear window, central heating radiator and cupboard housing the gas fired combination boiler.

Bathroom

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

OUTSIDE

Gardens

The property has a walled frontage and a rear garden with artificial lawn, flower beds and stone garden store (in need of repair).

Our Ref: Cms/cms/0815/24



Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency over time.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	