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80 Green Lane, Hadfield, Glossop, Derbyshire, SK13 2BR

Offering scope for further improvement and updating, a modern detached true bungalow, standing within private South Westerly facing gardens and offered for sale with No Onward Chain. Briefly comprising an entrance porch, entrance hall, lounge, conservatory, kitchen and rear porch, two bedrooms and a bathroom with shower. Driveway and space for a garage (subject to planning) Energy Rating

£310,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Enclosed Porch

Pvc double glazed front door and door leading through to:

Entrance Hall

Central heating radiator, access to the loft space, electric meter cupboard, cloaks cupboard and doors leading off to:

Lounge

14'11 x 11'10 (less chimney breast)

Two pvc double glazed windows, central heating radiator, two wall light points, fireplace, door to the kitchen and double opening glazed doors through to:

Conservatory

11'7 x 9'9

Pvc double glazed windows and doors leading out to the rear garden, central heating radiator and laminate wood flooring.

Kitchen

9'10 x 7'10

A range of fitted kitchen units finished in white and including base cupboards and drawers, gas cooker point, plumbing for a dishwasher, work tops over with an inset coloured single drainer sink unit and mixer tap, matching wall cupboards, pvc double glazed rear window, central heating radiator and door to:

Porch

Plumbing for an automatic washing machine, storage cupboard, gas fired combination boiler, pvc double glazed window and external stable type door.

Bedroom One

11'11 x 11'11 (less robes)

Pvc double glazed front window, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Two

9'10 x 7'4

Pvc double glazed front window and central heating radiator.

Bathroom

A white panelled bath with triton electric shower over, wash hand basin with vanity unit and mixer tap, close coupled wc, white towel radiator and pvc double glazed window.

OUTSIDE


Gardens


The bungalow has a front lawn, driveway, raised decked area and private, enclosed rear garden.

Our ref: Cms/cms/1021/25

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	





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