



**jordan fishwick**

57 BROSCROFT HADFIELD GLOSSOP SK13 1HE

**£175,000**

## 57 BROSSCROFT HADFIELD GLOSSOP SK13 1HE

A competitively priced, stone built mid terraced house, within a short walk of Hadfield shops and railway station and of special interest to any First Time Buyers. With gas central heating and pvc double glazing the property briefly comprises of a front lounge, a fitted dining kitchen with oven and hob, two first floor bedrooms and a shower room. Enclosed rear garden with decked area. Energy Rating

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end, at the roundabout cross over onto Bank Bottom, this then changes into Brosscroft and the property is towards the top on the left hand side.

### GROUND FLOOR

#### Lounge

13'5 (max) x 13'3

Pvc double glazed front door, central heating radiator, pvc double glazed front window, gas and electric meter cupboards, three wall light points and door leading through to:

#### Dining kitchen

13'6 x 9'9

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer one and a half bowl stainless steel sink and mixer tap, ceramic hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed rear window and external rear door, spindled stairs leading to the first floor.

### FIRST FLOOR

#### Landing

Access to the loft space and doors leading off to:

#### Bedroom One

13'6 (max) 12'0 (min) x 10'5

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

8'3 x 7'0

Pvc double glazed rear window and central heating radiator.

#### Shower Room

A white suite including a walk-in shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc, pvc double glazed rear window and central heating radiator.

### OUTSIDE

#### Rear Garden

The rear garden includes a decked area, garden store and shed.

Our ref: Cms/cms/0729/25

#### Note - Anti Money Laundering

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	