



**jordan fishwick**

30 RAILWAY STREET HADFIELD GLOSSOP SK13 2AA

£175,000

## 30 RAILWAY STREET HADFIELD GLOSSOP SK13 2AA

Located just up the road from Hadfield shops and railway station, a competitively priced, stone built mid terraced house, offered for sale with No Onward Chain and with two bedrooms, bathroom, lounge with entrance vestibule, dining kitchen with pantry, walled frontage and shared rear yard. Energy Rating D

### GROUND FLOOR

#### Entrance Vestibule

#### Lounge

14'5 (less chimney breast) x 13'5 (less vest)  
Pvc double glazed front window, central heating radiator, cast iron fireplace and door leading through to:

#### Dining Kitchen

11'0 x 9'5 (plus stairs)  
Fitted base cupboards and drawers, built-in electric oven, work tops over and single drainer stainless steel sink, gas hob and filter hood, wall cupboards Ideal gas fired combination boiler, pantry, pvc double glazed rear window, central heating radiator, external rear door.

### FIRST FLOOR

#### Landing

#### Bedroom One

14'5 (less chimney breast) x 13'5  
Pvc double glazed front window and central heating radiator.

#### Bedroom Two

9'3 x 8'7  
Pvc double glazed rear window and central heating radiator.

#### Bathroom

Panelled bath with shower over, close coupled wc, wash hand basin with vanity unit, central heating radiator and pvc double glazed rear window.

### OUTSIDE

#### Walled Frontage & Shared Rear Yard

Our ref: Cms/cms/0127/26

#### 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.

