jordan fishwick

34 Station Road, Hadfield, Glossop, SK13 1BQ

Auction Guide £150,000

jordan fishwick

- **Extended Mid Terraced House in Need of Updating & Improvement**
- **EPC C & Council Tax B**
- **The Modern Method of Auction - View, Bid & Buy!**
- **Two Bedrooms & Attic with Dormer**
- **Central Hadfield**
- **For Sale By Auction - T & C's Apply - Buyers Fees Apply**
- **No Onward Chain**

** For sale by Modern Method of Auction; Starting Bid Price £150,000 plus Reservation Fee **

** SEE OUR VIDEO TOUR ** A stone built mid terraced house in need of updating and improvement, offering living space arranged over three floors and to be sold with No Onward Chain. In the centre of Hadfield, just a short walk from the local shops, railway station and the Longdendale Trail, the property briefly comprises of an entrance vestibule, a 27ft Living room, kitchen extension, two first floor bedrooms, a bathroom and second floor attic room with a dormer window. Gas central heating and double glazing. Energy rating C

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

Auctioneers Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

GROUND FLOOR

Entrance Vestibule
Front door and door leading through to:

Living Room
27'5 x 14'0 (max)
Double glazed front window, two central heating radiators, wood burning stove, stairs leading to the first floor and door to:

Kitchen
11'7 x 7'11
Fitted base cupboards and drawers, split-level electric double oven and gas hob, work tops and circular stainless steel sink and drainer, wall cupboards, pvc double glazed rear window, plumbing for an automatic washing machine, gas fired combination boiler and external rear door.

FIRST FLOOR

Landing
Spindled balustrade, turning stairs leading to the attic and doors to:

Bedroom One
13'8 (max) x 9'6 plus 6'10 x 3'0
Double glazed front window and central heating radiator.

Bedroom Two
11'0 x 7'5
Pvc double glazed rear window, central heating, radiator and storage cupboard.

Bathroom
A white suite including a panelled bath, pedestal wash hand basin and mixer tap, low level wc, pvc double glazed window and central heating radiator.

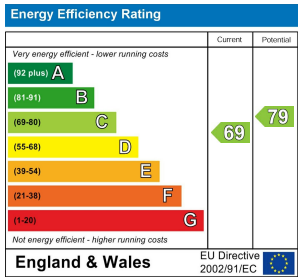
SECOND FLOOR

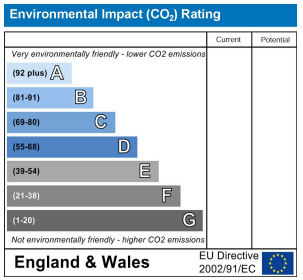
Attic Room
22'8 (max) x 14'6 (less stairs)
A spacious room with partly restricted head height, central heating radiator and pvc double glazed rear dormer window.

OUTSIDE
Right of way at the rear.

Our ref: Cms/cms:0311/26

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.





These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale

jordan fishwick

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High St W, Glossop SK13 8BH

01457 858 888

glossop@jordanfishwick.co.uk

www.jordanfishwick.co.uk