



## 21 Queen Street, Hadfield, SK13 2DW

### Offers in excess of £160,000

Nestled on the charming Queen Street in Hadfield, this end terrace house offers a kitchen, lounge, two bedrooms and a bathroom.

The property is situated in a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

Call us today to book a viewing.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

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



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB  
Tel: 0113 892 1166  
sales@goodmove.co.uk  
www.goodmove.co.uk