



# 31 Green Lane, Hadfield, Glossop, Derbyshire, SK13 2DT

\*\* REDUCED to reflect the need for modernisation and installation of gas fired central heating. Offered for sale with No Onward Chain, a well presented and extended stone built mid terraced house, enjoying a great location and with approx 70ft South Easterly facing rear garden. Briefly comprising a front lounge, separate dining room and kitchen with patio doors, two first floor bedrooms and a wet room with shower. Gated frontage and private gardens with shed and greenhouse. Energy Rating G

## £189,950

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### 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 set of traffic lights and at the second turn right into Shaw Lane. Follow the road and take your second left into Green Lane. The property can be found on the right hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Lounge

13'11 x 13'3 (less chimney breast)

Double glazed composite front door, pvc double glazed front window, fitted gas fire and fireplace, two wall light points, laminate wood flooring and door through to:

#### Dining Room

13'2 x 9'6

Laminate wood flooring, understairs cupboard and opening through to:

#### Kitchen

11'7 x 8'8

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, built-in electric double oven, work tops over with an inset white single drainer sink unit and mixer tap, ceramic hob, matching wall cupboards, tiled floor, pvc double glazed rear window and patio doors leading out to the rear garden.

### FIRST FLOOR

## Landing

### Bedroom One

14'1 (min) x 12'2

Pvc double glazed front window, built-in wardrobes, laminate wood flooring and access to the loft space.

### Bedroom Two

9'4 x 8'9

Pvc double glazed rear window, airing cupboard, wardrobes with cupboards over.

### Wet Room

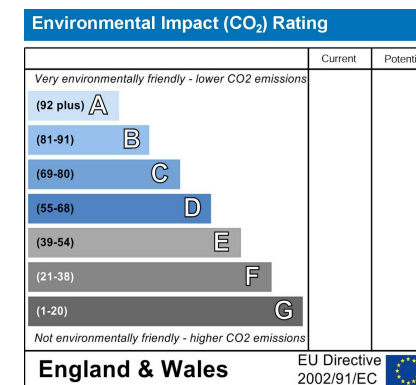
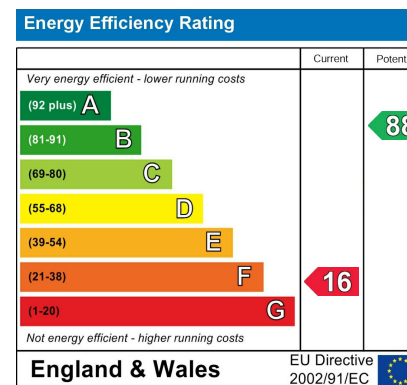
Electric shower, wash hand basin and close coupled wc, pvc double glazed rear window and extractor fan.

## OUTSIDE

### Gardens

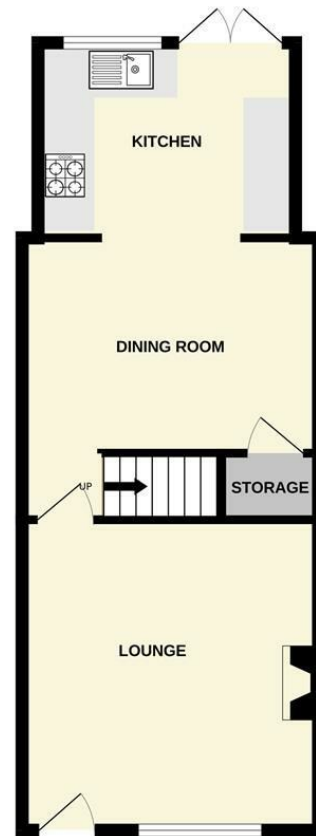
The property has a walled frontage and the rear garden enjoys a South Easterly aspect, extending to approx 70ft with a garden shed and small greenhouse.

Our Ref: Cms/cms/0611/24





GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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