



31 GREEN LANE HADFIELD GLOSSOP 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 - Please see Note below if you require a mortgage

Directions

From our office on High Street West proceed in a 9'4 x 8'9 Westerly direction through the traffic lights, two Pvc double glazed rear window, airing cupboard, 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 Lenders may offer restrictive terms for properties with 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 Lenders may expect improvements to be made to the unit and mixer tap, ceramic hob, matching wall cupboards, tiled floor, pvc double glazed rear window that these improvements are made. 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

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

Note: Low EPC Rating/Mortgage Lending

* Lenders consider EPC ratings

Lenders may consider a property's EPC rating when deciding whether to approve a mortgage application. A low EPC rating can indicate that a property is not energy efficient, which can lead to higher energy bills.

* Lenders may offer restrictive terms

low EPC ratings, or may reject applications outright.

* Lenders may expect improvements

property, and may offer a mortgage on the condition

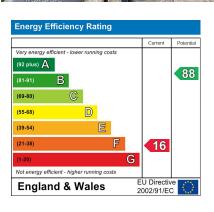
* Lenders may offer specific EPC mortgages Some lenders offer specific EPC mortgages or green mortgages to reward those who purchase or improve energy efficient homes.













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



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



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

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