



jordan fishwick

31 GREEN LANE HADFIELD GLOSSOP SK13 2DT

£175,000

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** 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 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

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
- Lenders may offer restrictive terms for properties with low EPC ratings, or may reject applications outright.
- * Lenders may expect improvements
- Lenders may expect improvements to be made to the property, and may offer a mortgage on the condition that these improvements are made.
- * 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.



TOTAL FLOOR AREA: 803 sq ft. (74.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, rooms and garden areas are approximate and no responsibility is taken for any error or omission of this document. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
Made with Metreplan (2008)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 16 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |