





## 5 Post Street, Padfield, Glossop, Derbyshire, SK13 1EF

A stone built mid terraced house, forming part of the Padfield Conservation Area, just up the road from Hadfield railway station and then only a 30 minute train ride into Manchester city centre, of special interest to any First Time Buyers and offered for sale with No Onward Chain. Briefly comprising an entrance vestibule, front lounge with fireplace, a dining kitchen, two first floor bedrooms and a bathroom with shower. Communal rear Gardens. Energy Rating D

# £185,000

### 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 and turn right at the traffic lights onto Arundel Street. Continue under the bridge and turn left into North Road, follow the road out of Glossop and at the end cross over onto Redgate. Follow the road round into Platt Street and then turn right into Post Street where the property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Vestibule

Front door and door leading through to:

#### Lounge

14'0 x 13'10 (less chimney breast & vest)

Pvc double glazed front window, central heating radiator, gas and electric meter cupboards, fireplace and door leading through to:

#### Dining Kitchen

13'11 x 12'5 (less stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob, wall cupboards, Worcester gas fired combination central heating boiler and radiator, pvc double glazed rear window, stone

flagged floor, pvc double glazed external rear door, stairs to the first floor.

## FIRST FLOOR

### Landing

### Bedroom One

14'0 (less chimney breast) x 13'11

Pvc double glazed front window, central heating radiator, laminate wood flooring and access to the loft space.

### Bedroom Two

9'6 x 6'9

Pvc double glazed rear window and central heating radiator.

### Bathroom

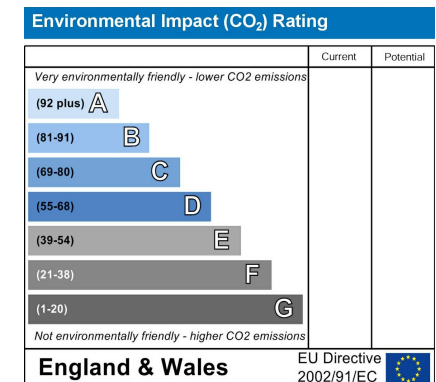
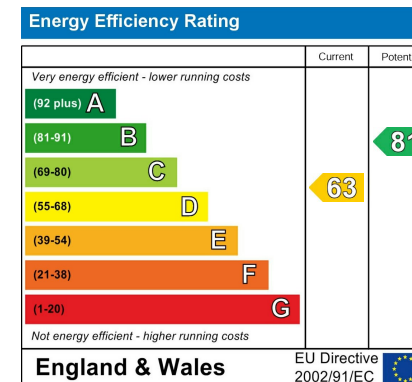
A white panelled bath with electric shower over, pedestal wash hand basin and close coupled wc, linen cupboard, central heating radiator and pvc double glazed rear window.

## OUTSIDE

### Communal Gardens

The property shares communal gardens with the neighbours and the area immediately to the rear has been decked.

Our ref: Cms/cms/1009/24









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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