



NO LET
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lettings
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4 Paradise Street, Hadfield, Glossop, Derbyshire, SK13 1BA

** For sale by Modern Method of Auction; Starting Bid Price £260,000 plus Reservation Fee **

A 2009 built semi-detached family house forming part of a small development only a short walk from Hadfield shops and railway station, standing in private gardens and enjoying views over the surrounding countryside. The versatile living space is arranged over three floors and briefly comprising on the ground floor an enclosed porch, entrance hall, sitting room or fourth bedroom as required, a shower room and utility room. Upstairs there is a 15'8" through lounge, a fitted dining kitchen with appliances and on the top floor a master bedroom with en-suite shower room, two further bedrooms and main family bathroom. Integral Garage and driveway. Energy Efficiency Rating C

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

£260,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Directions

From our office on High Street West proceed to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Continue out of Glossop and the road changes into Woodhead Road. Turn left into Cemetery Road and follow the road down the hill into Hadfield along Park Road, over the bridge and then turn third right into The Cross and Old Hall Square. Turn second left into Bank Street, then left again into paradise Street where the property can be found on the right hand side.

GROUND FLOOR

Enclosed Porch

Double glazed front composite door, pvc double glazed front window and door leading through to:

Entrance Hall

Spindled staircase leading to the first floor, central heating radiator and doors leading off to:

Sitting Room/Bedroom Four

10'5" x 8'6"

Currently used as a sitting room with pvc double glazed rear window and patio doors leading out to the garden, central heating radiator and tv aerial point.

Shower Room

A white suite including a shower cubicle with Mira electric shower, pedestal wash hand basin and matching close coupled wc, central heating radiator, pvc double glazed front window and shaver point.

Utility Room

Pvc double glazed rear window, composite external rear door, base cupboards with work top over and inset single drainer stainless steel sink unit with mixer tap, plumbing for an automatic washing machine and central heating radiator.

FIRST FLOOR

Landing

Pvc double glazed front and rear windows, return stairs leading to the second floor, central heating radiator and doors to:

Through Lounge

15'8" x 9'0"

Pvc double glazed front and rear windows, two central heating radiators and tv aerial point.

Dining Kitchen

15'8" x 8'6"

A range of fitted kitchen units finished in high gloss white and comprising base cupboards and drawers,

integrated fridge, freezer and dishwasher, stainless steel finish electric oven and gas hob with filter hood over, work tops over with an inset single drainer one and half bowl stainless steel sink unit and mixer tap, matching wall cupboards, integrated microwave, pvc double glazed front and rear windows, central heating radiator.

SECOND FLOOR

Landing.

Pvc double glazed rear window, spindled balustrade, stained floor boards, access to the loft space and doors leading off to:

Master Bedroom

12'5" x 9'0"

Pvc double glazed rear window, stained floor boards, central heating radiator and door to:

En-Suite Shower Room

A white suite including a large shower cubicle with Mira electric shower, pedestal wash hand basin and close coupled wc, central heating radiator, pvc double glazed front window, stained floor boards, shaver point and extractor fan.

Bedroom Two

8'10" x 8'3"

Pvc double glazed front window, stained floor boards and central heating radiator.

Bedroom Three

8'3" x 6'7"

Pvc double glazed rear window, stained floor boards and central heating radiator.

Bathroom

A white three piece suite including a panelled bath, half pedestal wash hand basin with mixer tap, matching close coupled wc, pvc double glazed front window, stained floor boards, central heating radiator, shaver point and extractor fan.

OUTSIDE

Integral Garage

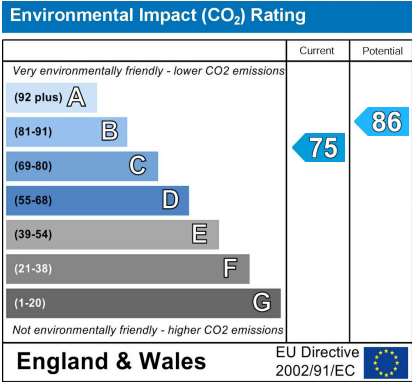
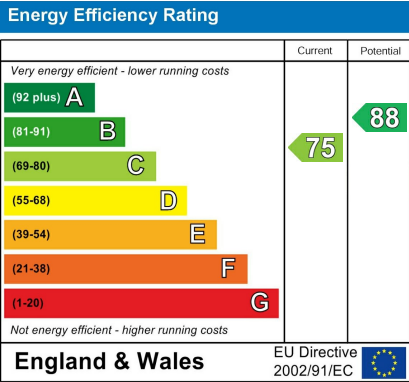
16'5 (max) x 8'7

Roll over door, pvc double glazed rear window, power and light, gas fired central heating boiler.

Gardens

The property has a driveway at the front leading to the garage and a side gate leads to the enclosed garden which enjoys a good degree of privacy with a decked area and lawn.

Our Ref : Cms/cms/0414/25

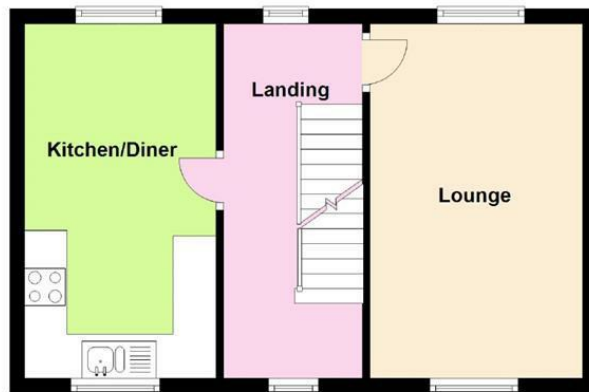




Ground Floor



First Floor



Second Floor



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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