



WATER  
TERRACE  
1878





# 3 Bank Terrace Old Hall Square, Hadfield, Glossop, Derbyshire, SK13 1AZ

Forming part of the Hadfield Conservation Area and only a short walk from Hadfield shops, the railway station and the Longdendale Trail, this stone 1878 built mid terraced house will be of particular interest to any first time buyers and is offered for sale with No Onward Chain. Enjoying far reaching country views at the rear, the living space briefly comprises of an entrance vestibule, front living room with wood burning stove, a fitted dining kitchen including oven and hob, two first floor bedrooms and a bathroom with shower. Pvc double glazing, gas central heating, sub-divided shared rear garden and raised patio area, garden store. Energy Rating D

## £195,000

### 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 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 round into Park Road, drop down the hill onto Hadfield Road and turn third right into Old Hall Square where the property is on the left hand side.

### GROUND FLOOR

#### Entrance Vestibule

Pvc front door and glazed door leading to:

#### Lounge

14'6 x 13'10 narrowing to 13'8 (less vest)

Pvc double glazed front window with stripped pine folding shutters, central heating radiator, gas and electric meter cupboards, stone fireplace with wood burning stove, two wall light points and door leading through to:

### Dining Kitchen

13'8 (ave) x 12'2 (max0 less stairs)

A range of fitted shaker style kitchen units finished in cream and including base cupboards and drawers, electric oven, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob (which is out of order and will require replacement), matching wall cupboards and filter hood, understairs recess, two pvc double glazed rear windows, gas fired combination boiler and radiator, stairs to the first floor and pvc external rear door.

### FIRST FLOOR

#### Landing

#### Bedroom One

14'4 x 13'10 narrowing to 13'7 (less chimney breas

Pvc double glazed front window, cast iron fireplace and central heating radiator.

## Bedroom Two

8'10 narrowing to 8'5 x 9'2

Pvc double glazed rear window, central heating radiator and storage cupboard.

## Bathroom

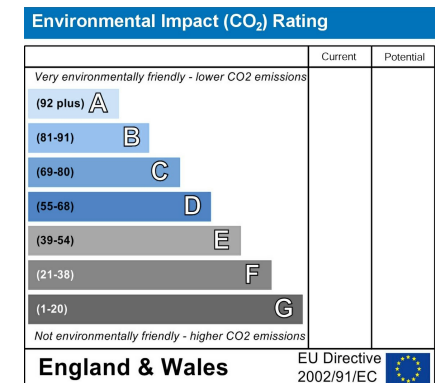
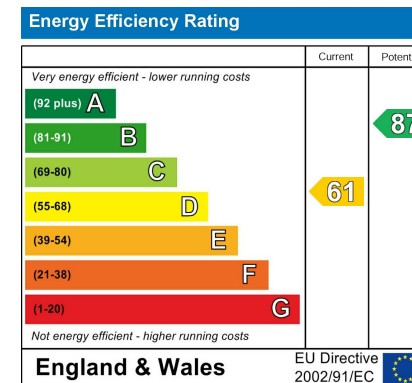
A white panelled bath with Mira electric shower over, white pedestal wash hand basin and low level wc, chrome finish towel radiator and pvc double glazed rear window.

## OUTSIDE

### Sub-Divided Shared Garden & Raised Patio Area

The property has a raised rear patio area and steps lead down to the shared gardens which have been sub-divided by agreement and a garden store.

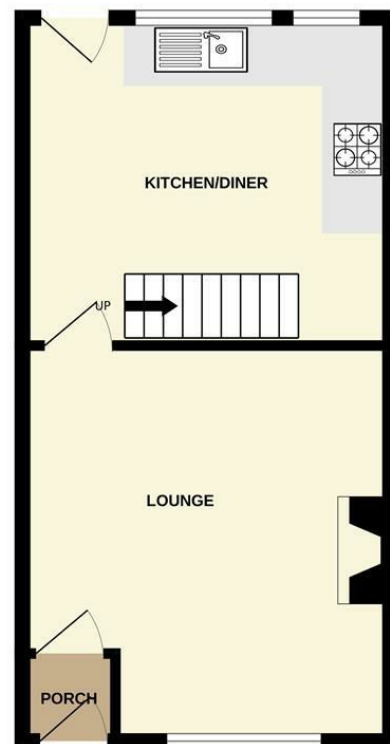
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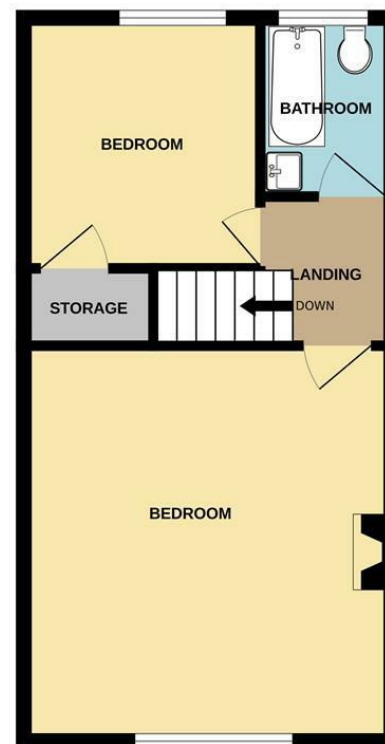




GROUND FLOOR



1ST FLOOR



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