



**GASCOIGNE
HALMAN**

Kiln Lane, Hadfield, Glossop
£225,000

THE AREA'S LEADING ESTATE AGENCY



Charming 3 Bed Semi-Detached in Hadfield, Glossop - Perfect for First Time Buyers! No Chain, Parking, and Close to Amenities - Don't Miss Out!

Property details

- No Chain
- Ideal For First Time Buyers and Home Movers Alike
- Open Plan Lounge Diner
- Parking for 2 Cars at Rear
- Pleasant Enclosed Rear Garden
- Porch and Hall
- Separate Kitchen
- Three Bedrooms & Bathroom
- Walking Distance to Local Amenities
- Walking Distance to Railway Station



About this property

Enjoying an elevated position set back from Kiln Lane itself, this charming semi-detached house is available for purchase with no onward chain and has a freehold tenure.

Conveniently located within walking distance of local amenities and the railway station, this property offers ease of access to essential services. Additionally, the property includes parking space for 2 cars at the rear and benefits from a pleasant, enclosed garden at the rear.

Internally, the house comprises a porch and hall, an open plan lounge diner, a separate kitchen, and three well-appointed bedrooms along with a bathroom.

Ideal for first-time buyers and home movers alike, this property presents a fantastic opportunity to own a comfortable and well-situated home. Don't miss the chance to make this property your own and call to book your viewing today.





DIRECTIONS

SK13 1AU

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

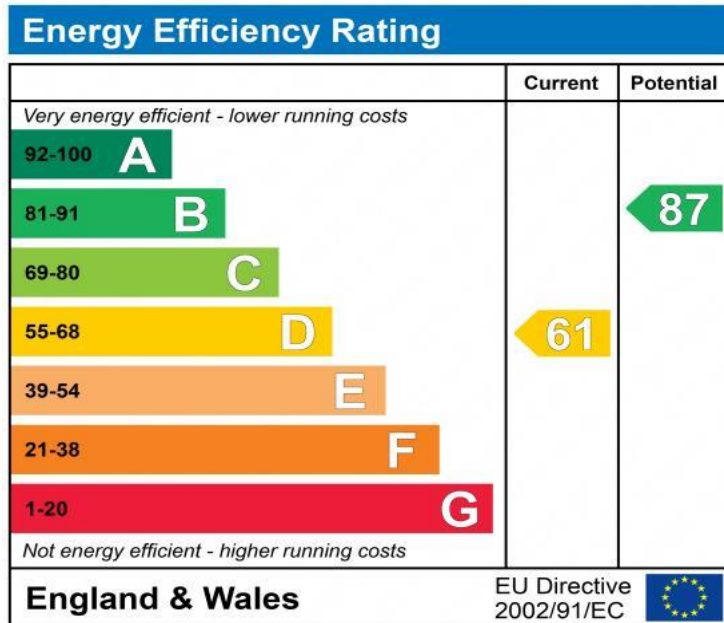
LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

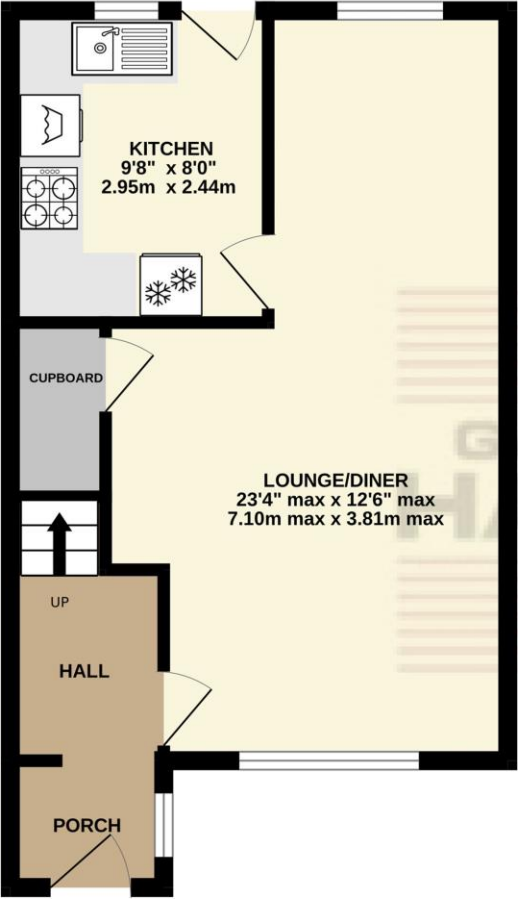
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

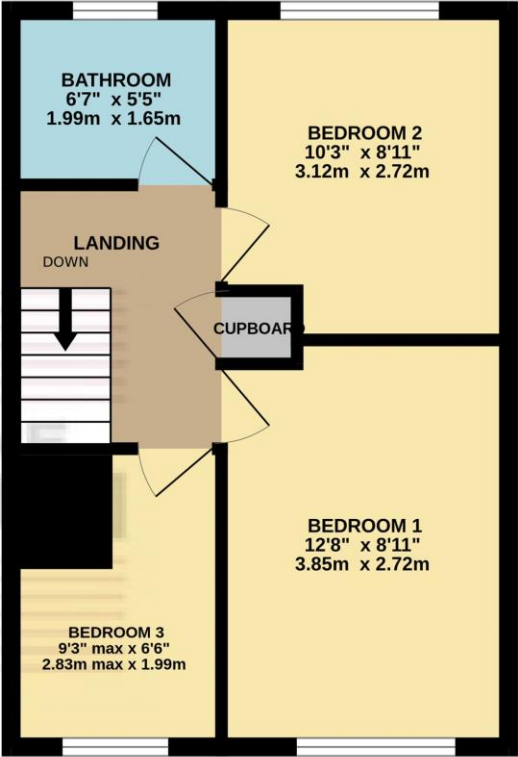
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.





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01457 604244 glossop@gascoignehalman.co.uk
26 High Street West, Glossop, High Peak, SK13 8BH