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11 Padfield Main Road, Glossop
SK13 1HA

Auction Guide £195,000

Auction date: 26/11/2026. Hyde Estates presents an investment opportunity in Hadfield, Glossop. This is a two bedroom mid terrace cottage with vacant possession. Approx. gross internal area: 72 SQ M / 773 SQ FT







Description

An excellent opportunity for owner-occupiers and investors alike. Spanning approx. 773 sq ft (72 sq m), this property is offered with vacant possession.

Accommodation: Padfield Main Road in the charming village of Hadfield, Glossop, this property presents a remarkable opportunity for investors seeking to expand their portfolio. This house, set in a desirable location, offers the potential for significant returns, particularly through auction.

Reception room: A bright and spacious living room featuring a large open-plan layout, a soft grey carpet throughout. The room benefits from exposed timber ceiling beams, adding character and charm, while the feature fireplace creates an attractive focal point. A large window provides plenty of natural light, with access through to the adjoining kitchen area.

Kitchen: A well-appointed kitchen featuring a range of dark wood-effect wall and base units, contrasting work surfaces and ample storage throughout. The kitchen benefits from an integrated-style cooker and oven, stainless-steel sink, and tiled flooring for practicality.

Bedroom 1: A double bedroom offering a bright space, finished with neutral décor and soft grey carpeting throughout. The room benefits from a large window providing plenty of natural light, while the exposed ceiling beam adds a touch of character.

Bedroom 2: A single bedroom offering a bright and comfortable space, finished with neutral décor and soft grey carpeting throughout. The room benefits from a radiator, exposed ceiling beam and attractive panelled internal door, adding character to the space.

Bathroom: bathroom featuring a white three-piece suite, comprising a panelled bath with overhead shower and glass shower screen, WC and pedestal wash hand basin. The room benefits from partially tiled walls, wood-effect flooring and a wall-mounted mirrored storage cabinet.

Location: Situated just off Woodhead Road (B6105), the property benefits from a convenient location backing onto The Bottoms Reservoir. The site offers easy access to local transport links, with Manchester Road providing a direct route towards Manchester City Centre and the surrounding areas.

Dimensions
Lounge: 4.56M x 4.49M (15'0" x 14'9")
Kitchen Diner: 4.54M x 2.70M (14'11" x 8'10")
Bathroom: 1.88M x 2.76M (6'2" x 9'1")
Bedroom 1: 3.70M x 3.50M (12'2" x 11'6")
Bedroom 2: 2.58M x 2.63M (8'6" x 8'8")
Approx gross internal area: 72 sq m / 773 sq ft

EPC: D

Note: Although these details are believed to be correct, they are not guaranteed. Sizes given are approximate dimensions.

Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply, and are payable immediately upon exchange of contracts:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% inc. VAT of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

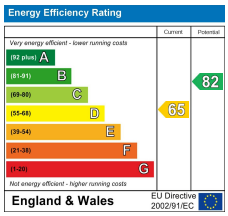


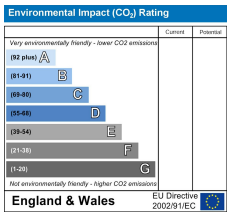












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