



jordanfishwick

30 RAILWAY STREET HADFIELD GLOSSOP SK13 2AA
Auction Guide £130,000

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Located just up the road from Hadfield shops and railway station, a competitively priced, stone built mid terraced house, offered for sale with No Onward Chain and with two bedrooms, bathroom, lounge with entrance vestibule, dining kitchen with pantry, walled frontage and shared rear yard. Energy Rating D

GROUND FLOOR

Entrance Vestibule

Lounge

14'5 (less chimney breast) x 13'5 (less vest)
Pvc double glazed front window, central heating radiator, cast iron fireplace and door leading through to:

Dining Kitchen

11'0 x 9'5 (plus stairs)
Fitted base cupboards and drawers, built-in electric oven, work tops over and single drainer stainless steel sink, gas hob and filter hood, wall cupboards Ideal gas fired combination boiler, pantry, pvc double glazed rear window, central heating radiator, external rear door.

FIRST FLOOR

Landing

Bedroom One

14'5 (less chimney breast) x 13'5
Pvc double glazed front window and central heating radiator.

Bedroom Two

9'3 x 8'7
Pvc double glazed rear window and central heating radiator.

Bathroom

Panelled bath with shower over, close coupled wc, wash hand basin with vanity unit, central heating radiator and pvc double glazed rear window.

OUTSIDE

Walled Frontage & Shared Rear Yard

Our ref: Cms/cms/0127/26

Note - Anti Money Laundering

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to

conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Auctioneers Comments

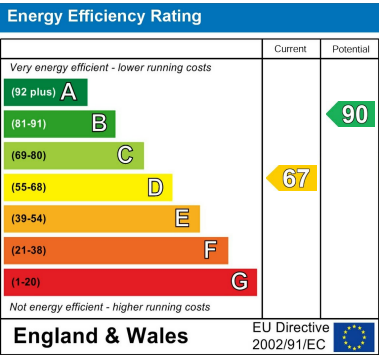
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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