



**jordan fishwick**

136 WOOLLEY BRIDGE HADFIELD GLOSSOP SK13 2NX

**£185,000**

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**\*\* SEE OUR VIDEO TOUR \*\*** Offering truly deceptive living space arranged over four floors, a stone built property, the middle of three including an entrance hallway, downstairs wc, 26ft living room, lower ground floor dining kitchen, and second wc, two first floor double bedrooms, bathroom with shower and attic bedroom with vaulted ceiling and large skylight window. Small garden area and No Onward Chain. Energy Rating D

### GROUND FLOOR

#### Entrance Hallway

Pvc front door, central heating radiator and doors to:

#### Downstairs Wc

A white close coupled wc and wash hand basin.

#### Through Living Room

26'11 x 11'2 (max)

Pvc double glazed front and rear windows, fireplace and two central heating radiators, door to:

#### Inner Hallway

Central heating radiator, spindled stairs to the first floor and stone steps leading down to:

### LOWER GROUND FLOOR

#### Dining Room

12'11 x 10'1 (min to chimney breast)

Central heating radiator, gas and electric meter cupboard, stone flagged floor and opening through to:

#### Kitchen

13'0 x 11'10 (max less chimney breast)

A range of fitted kitchen units including base cupboards and a drawer, plumbing for an automatic washing machine, AGA (in need of repair). built-in electric oven, work tops over with an inset one and three quarter bowl stainless steel sink and mixer tap, gas hob and filter hood, wall cupboards, stone flagged floor, double glazed rear window, gas fired central heating boiler and double glazed external rear door.

#### Downstairs Wc

White close coupled wc.

### FIRST FLOOR

#### Landing

Central heating radiator, pvc double glazed front window, spindled balustrade and stairs leading to the attic bedroom, doors to:

#### Bedroom One

13'3 x 9'9 (to robes)

Full length fitted wardrobes, central heating radiator and pvc double glazed rear window.

#### Bedroom Two

13'0 x 9'9 (to robes)

Full length fitted wardrobes, central heating radiator and double glazed front window.

#### Bathroom

A white suite including a panelled bath with Mira electric shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

### SECOND FLOOR

#### Landing

Spindled balustrade, vaulted ceiling and door to:

#### Attic Room

18'9 x 10'8 (min)

Vaulted ceiling with a large double glazed skylight window, pvc double glazed gable window, central heating radiator, eaves storage and exposed stone wall.

### OUTSIDE

#### Rear Garden Area

The property has a small garden area at the rear with a right of way across.

Our Ref: Cms/cms/0402/26

#### 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.

