



jordan fishwick

12A LAMBGATES HADFIELD GLOSSOP SK13 1AT

£205,000

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An extended stone built mid terraced house, offered for sale with No Onward Chain and enjoying a central Hadfield location, a short walk from local shops, the railway station and the Longdendale Trail. Briefly comprising an entrance vestibule, front lounge with fireplace, a separate dining room and kitchen extension with modern units, oven and hob. Upstairs there are two bedrooms and a bathroom with shower. Outside there is a walled frontage and sunny South Easterly facing rear garden with decked area. Energy Rating D

GROUND FLOOR

Entrance Vestibule

Pvc front door and door leading through to:

Lounge

14'4 (max) x 13'11 (less vest)

Pvc double glazed front window, central heating radiator, electric meter cupboard, gas fire with fireplace and pine fire surround, door leading through to:

Dining Room

14'2 x 11'10 (less stairs)

Pvc double glazed rear window, central heating radiator, Oak flooring, stairs to the first floor and opening through to:

Kitchen

7'11 x 7'4

A range of modern fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink and mixer tap, gas hob and filter hood, wall cupboards, Vaillant gas fired combination boiler, pvc double glazed rear window and double glazed composite external rear door.

FIRST FLOOR

Landing

Access to the loft space which has rear skylight windows and doors to:

Bedroom One

14'5 (less chimney breast) x 10'8

Pvc double glazed front window and central heating radiator.

Bedroom Two

8'9 x 9'7

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, close coupled wc and pedestal wash hand basin, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

Gardens

The property has a walled frontage and a private, sunny South Easterly facing rear garden with decked area and garden store.

Our ref: Cms/cms/0910.25

Agents Notes - HMRC Directive

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	