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*jordan fishwick*

# 15 Lambgates, Hadfield, Glossop, Derbyshire, SK13 1AT

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 hallway, front lounge with fireplace, a dining kitchen with oven and hob, and a utility room/wc extension. Upstairs there are two double bedrooms and a modern shower room. Outside there is a walled frontage, a low maintenance rear garden and detached garage. Energy Rating

## £230,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Entrance Hallway

Pvc double glazed front door, central heating radiator, stairs leading to the first floor and door to:

#### Lounge

13'8 x 10'11

Pvc double glazed front window with fitted shutter blind, central heating radiator, fireplace with electric fire, laminate wood flooring and door leading through to:

#### Dining Kitchen

14'1 x 11'7

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for a dishwasher, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, central heating radiator, understairs recess, pvc double glazed rear window with fitted shutter blind and door leading through to:

#### Utility Room

Plumbing for an automatic washing machine, fitted shelving, laminate wood flooring, pvc double glazed external rear door and folding door to:

#### Downstairs Wc

Close coupled wc and wash hand basin with vanity unit, pvc double glazed rear window and central heating radiator.

### FIRST FLOOR

#### Landing

Access to the loft space and doors leading off to:

#### Bedroom One

13'7 x 11'3

Pvc double glazed front window with fitted shutter blinds, central heating radiator and laminate wood flooring.

## Bedroom Two

11'1 x 9'5

Pvc double glazed rear window with fitted shutter blinds, central heating radiator and laminate wood flooring.

## Shower Room

A modern suite including a walk-in shower, oval wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

## OUTSIDE

### Detached Garage

9'0 x 8'10

Approached at the rear from Lambgates Lane with an electric remote controlled roll over door, power and light, opens through to the garden

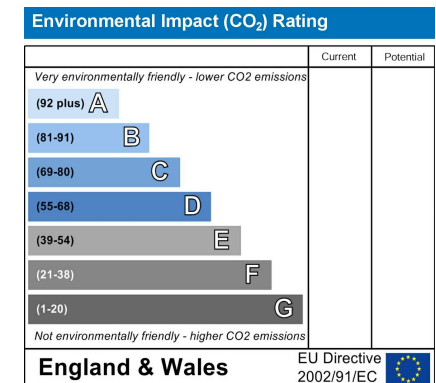
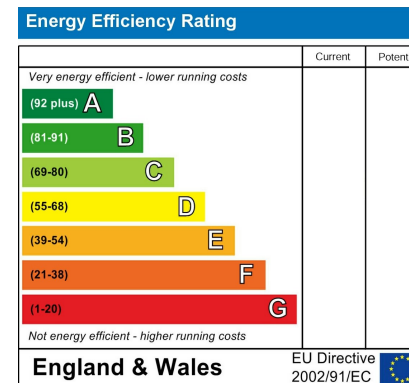
### Gardens

The property has a walled frontage and an enclosed, low maintenance rear garden with a flagged patio area, artificial lawn, two stone garden stores and a timber shed.

Our ref: Cms/cms/0611/26

### Note - Anti Money Laundering

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