



jordan fishwick

5 STATION ROAD HADFIELD GLOSSOP SK13 1BQ

£175,000

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Ideally located close to Hadfield shops, railway station and the Longdendale Trail, a competitively priced, larger than average, extended mid terraced house, with two reception rooms, breakfast kitchen with fitted ovens and hob,, two first floor bedrooms and a bathroom with shower. Pvc double glazing, gas central heating and enclosed low maintenance rear garden. Energy Rating C

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights and bear right at the roundabout onto Woolley Bridge Road. Follow the road to the end and bear right at the roundabout into Hadfield along Station Road. The property can be found on the left hand side identified by our Jordan Fishwick for sale board.

GROUND FLOOR

Front Room

14'9 x 12'3
Pvc double glazed front door and front window, central heating radiator, gas and electric meter cupboards and double opening doors leading through to:

Lounge

14'9 x 14'7
Pvc double glazed rear window, central heating radiator, gas burning stove, and fireplace, turning stairs leading to the first floor and door through to:

Breakfast Kitchen

18'2 x 11'9
A range of shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and slimline dishwasher, built-in electric double oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob and filter hood, matching wall cupboards with pelmet lighting, central heating radiator, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Ladder access to the loft space which has two double glaze skylight windows.

Bedroom One

15'0 x 12'0
Two pvc double glazed front windows and central heating radiator.

Bedroom Two

8'9 x 8'8
Pvc double glazed rear window, central heating radiator and built-in wardrobe.

Bathroom

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

OUTSIDE

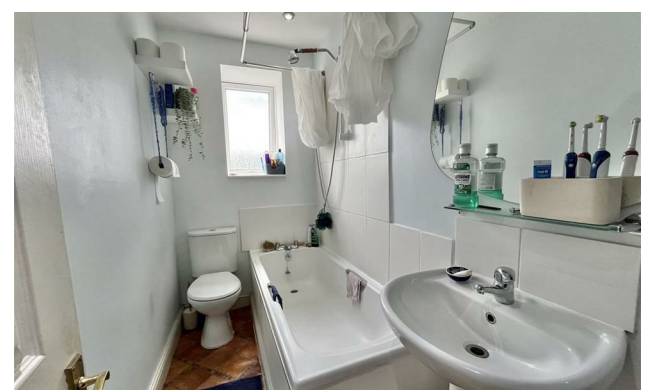
Rear Garden

Flagged/decked rear garden with raised flower bed and garden shed.

Our ref: Cms/cms/0625/25

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.



GROUND FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1137 SQ.FT. (105.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	