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# 57 Brosscroft, Hadfield, Glossop, Derbyshire, SK13 1HE

\*\* For sale by Modern Method of Auction; Starting Bid Price £150,000 plus Reservation Fee \*\*

A competitively priced, stone built mid terraced house, within a short walk of Hadfield shops and railway station and of special interest to any First Time Buyers. With gas central heating and pvc double glazing the property briefly comprises of a front lounge, a fitted dining kitchen with oven and hob, two first floor bedrooms and a shower room. Enclosed rear garden with decked area. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by Iam-Sold Limited

## Auction Guide £150,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### 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 4.5% 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.

### 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 towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end, at the roundabout cross over onto Bank Bottom, this then changes into Brosscroft and the property is towards the top on the left hand side.

### GROUND FLOOR

#### Lounge

13'5 (max) x 13'3

Pvc double glazed front door, central heating radiator, pvc double glazed front window, gas and electric meter cupboards, three wall light points and door leading through to:

## Dining kitchen

13'6 x 9'9

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer one and a half bowl stainless steel sink and mixer tap, ceramic hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed rear window and external rear door, spindled stairs leading to the first floor.

## FIRST FLOOR

### Landing

Access to the loft space and doors leading off to:

### Bedroom One

13'6 (max) 12'0 (min) x 10'5

Pvc double glazed front window and central heating radiator.

### Bedroom Two

8'3 x 7'0

Pvc double glazed rear window and central heating radiator.

### Shower Room

A white suite including a walk-in shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc, pvc double glazed rear window and central heating radiator.

## OUTSIDE

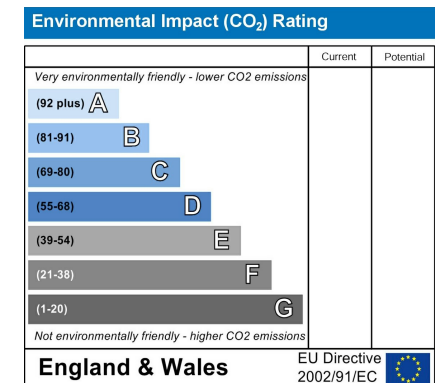
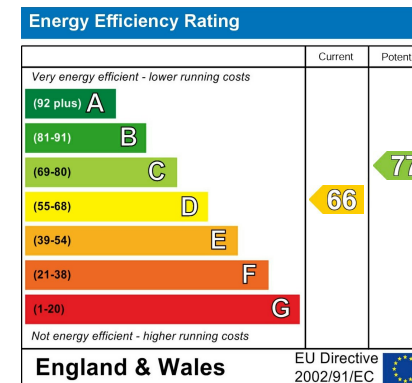
### Rear Garden

The rear garden includes a decked area, garden store and shed.

Our ref: Cms/cms/0729/25

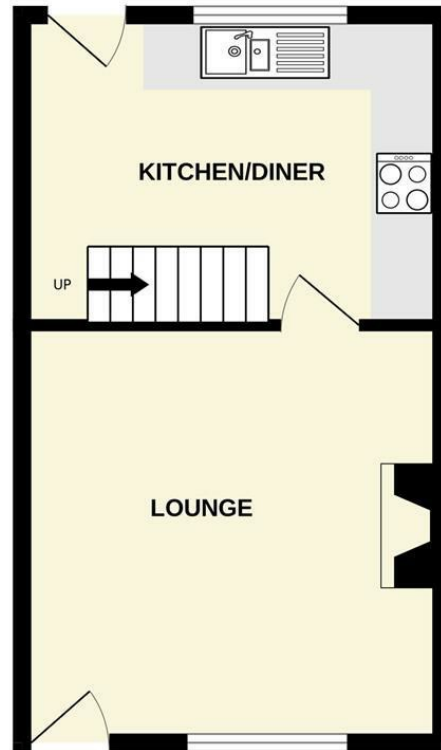
### Note - Anti Money Laundering

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.

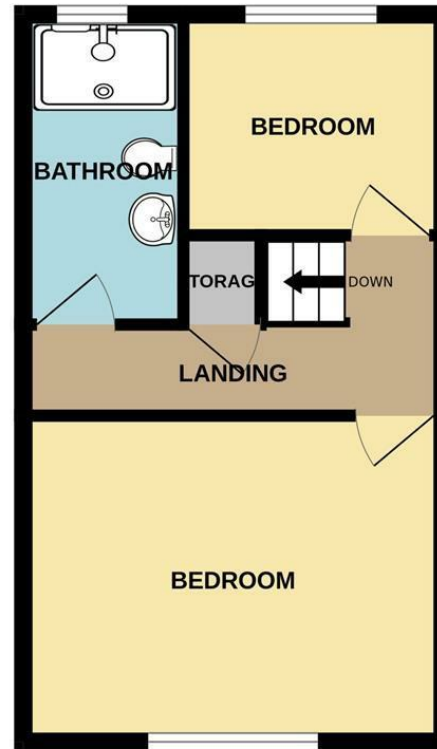




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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