



jordan fishwick

13, LAMBGATES, GLOSSOP, SK13 1AT
£220,000

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Enjoying a central Hadfield location, on a popular road just around the corner from local shops and the railway station, a larger style two bedroom stone built mid terrace, with gated off road parking, workshop and attic conversion. The living space, which would benefit from some further improvement briefly comprises a front lounge, dining kitchen, two first floor bedrooms and a bathroom with corner bath and shower. Walled frontage and enclosed rear garden. No Onward Chain. Energy Rating D

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, then right at the roundabout into Hadfield along Station Road. Eventually turn left into Lambgates and the property is on the left hand side.

GROUND FLOOR

Lounge

16'1 (max less chimney breast) x 13'11

Front door, pvc double glazed front window, central heating radiator, exposed stone fireplace with brick back and wood burning stove, electric meter cupboard, tv aerial and television points, glazed double doors leading through to

Dining Kitchen

16'2 (max less stairs) x 11'7

Freestanding kitchen units and drawers, solid wood block tops and Belfast type sink, plumbing for an automatic washing machine, gas cooker point, wall mounted gas fired central heating boiler, two pvc double glazed rear windows, stone flagged floor, external stable type door and spindled stairs leading upto

FIRST FLOOR

Landing

Central heating radiator, pvc double glazed front window and returning stairs leading to the attic.

Bedroom One

13'11 x 10'11 (max) 9'3 (min)

Pvc double glazed front window, central heating radiator and cast iron fireplace.

Bedroom Two

11'7 x 7'11

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled corner bath with builtin shower over, wash hand basin and stand, close coupled wc, pvc double glazed rear window, white towel/radiator and downlighters

SECOND FLOOR

Attic

18'0 (max less stairs) x 14'7

Two Velux double glazed skylight windows, stripped floor boards and exposed brick chimney breast, eaves storage.

OUTSIDE

Gardens

There is a walled frontage with flower beds and an enclosed rear garden with a decked area, gated parking and workshop.

Our ref: Cms/cms/0710/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		66	
(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	

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Offices at: Offices at Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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