



*Jordan Fishwick*

GREENFIELD ST.

BA5

# 31 Greenfield Street, Hadfield, Glossop, Derbyshire, SK13 1HB

**\*\* SEE OUR VIDEO TOUR \*\*** A stone built, end terraced house, offering living space arranged over three floors, well presented throughout and with an enclosed low maintenance, rear garden. Briefly comprising a front lounge with open fire, a fitted dining kitchen with appliances, two first floor bedrooms, a modern bathroom with shower and second floor attic room. Recently fitted pvc double glazing and replaced central heating boiler. Energy Rating D

## £247,500

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### 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 onto Woolley Bridge Road. At the end turn left at the roundabout into Waterside, follow the road down the hill, turn right into The Croft follow the road round and then left onto Greenfield Street.

### GROUND FLOOR

#### Lounge

13'10 x 13'5 (max)

Double glazed composite front door, pvc double glazed front window, two central heating radiators, gas and electric meter cupboards, two wall light points, open cast iron fireplace and door through to:

### Dining Kitchen

13'5 (max less stairs) x 7'11

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

### FIRST FLOOR

#### Landing

Spindled balustrade, pvc double glazed rear window and return stairs to the attic, doors leading off to;

## Bedroom One

13'7 (max) 11'11 (min) x 9'6

Pvc double glazed front window and central heating radiator.

## Bedroom Two

8'10 x 8'2

Pvc double glazed side window and central heating radiator.

## Bathroom

A modern white suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, designer central heating radiator and pvc double glazed rear window.

## SECOND FLOOR

### Attic

13'7 x 12'8 (max meas)

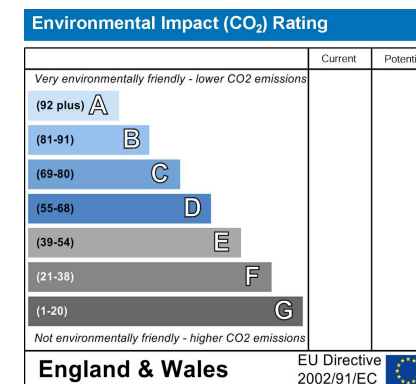
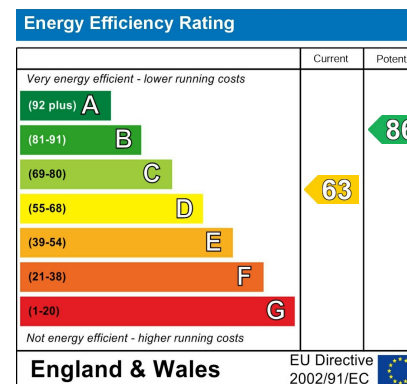
Pvc double glazed gable window, double glazed skylight window, central heating radiator and eaves storage.

## OUTSIDE

### Gardens

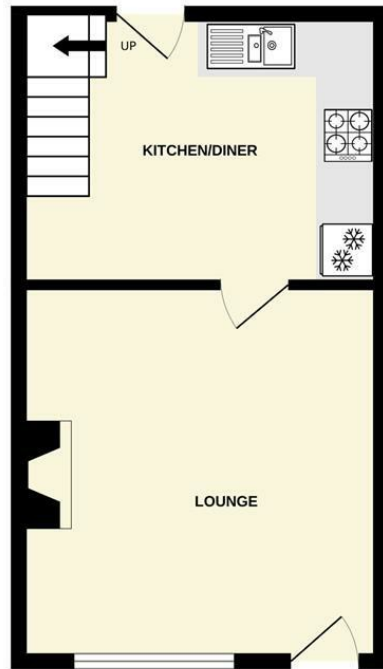
The property has an enclosed low maintenance, Easterly facing, flagged/slate chippings rear garden with garden shed.

Our ref: Cms/cms/0905/24

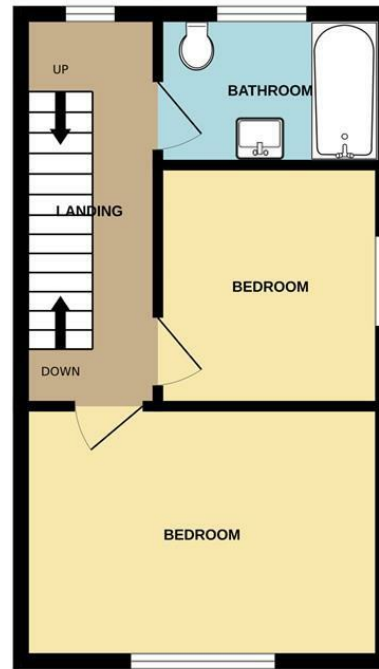




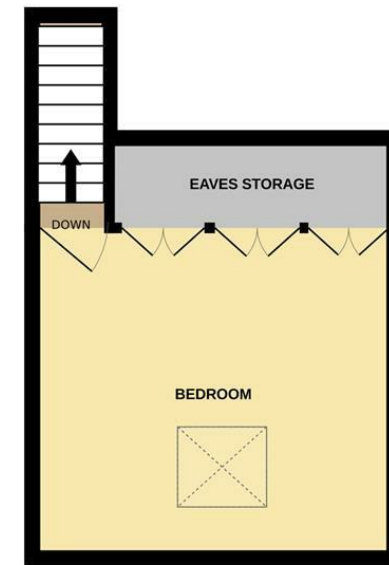
GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



2ND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 sq.m.) approx.

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.  
Made with Metropix ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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

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

01457 858888

glossop@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

