



*jordan fishwick*

7 Lambgates, Hadfield, Glossop, SK13 1AT

£197,500



- Stone Built Mid Terraced House
- EPC & Council Tax B

Enjoying a central Hadfield location, on a no-through road and just a short distance from local shops, the railway station and the Longendale Trail, this stone built mid terraced house will be of special interest to any First Time Buyers. Briefly comprising an entrance vestibule, front lounge, fitted dining kitchen with oven and hob, two first floor bedrooms and a bathroom with shower. Gas central heating, pvc double glazing, walled frontage and enclosed rear garden. Energy Rating

#### 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

##### Vestibule

Pvc double glazed front door and door leading through to:

##### Lounge

14'0 x 13'1 (max meas)

Pvc double glazed front window, central heating radiator, feature fireplace, tv aerial point and door through to:

##### Dining Kitchen

14'3 x 9'2 (plus stairs)

A range of fitted kitchen units finished in white and including base cupboards and drawer, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single

- Central Hadfield
- Modern Kitchen & Bathroom

drainer one and a half bowl stainless steel sink unit a and mixer tap, matching wall cupboards and filter hood, Worcester gas fired combination boiler and radiator, stairs leading to the first floor, pvc double glazed rear window and external rear door.

#### FIRST FLOOR

##### Landing

##### Bedroom One

13'10 x 13'5

Pvc double glazed front window and central heating radiator.

##### Bedroom Two

12'2 (max) x 6'1

Pvc double glazed rear window, central heating radiator, access to the loft space and storage cupboard.

##### Bathroom

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

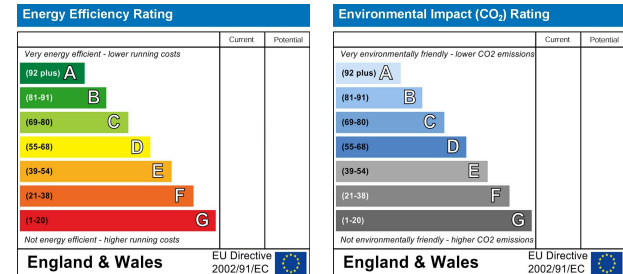
#### OUTSIDE

##### Gardens

The property has a walled frontage and an enclosed low maintenance, gravelled rear garden.

Our ref: Cms/cms/1015/24

- Two Bedrooms
- Frontage & Enclosed Rear Garden.



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



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

01457 858888

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