



COUNTRY  
HOLMES

## 25 Sutton Way, Hadfield

£230,000

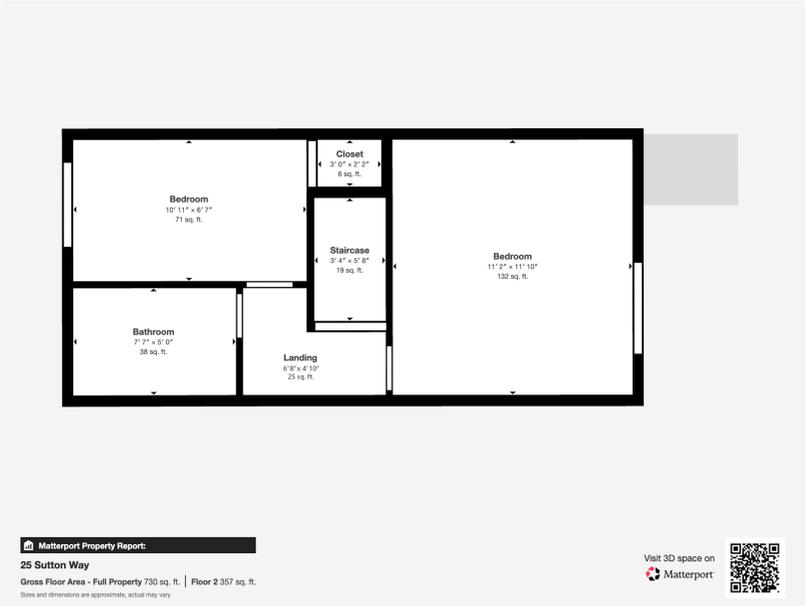
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- Beautifully presented two-bedroom mid-mews property
- Located in a quiet and sought-after cul-de-sac on The Moorlands
- Situated within a desirable residential development
- No Chain
- Enclosed rear garden with patio, lawn, and garden shed
- Lawned front garden and allocated parking space
- Ideal first time buyers property
- Easy access to Hadfield Town Centre, Padfield Village, and the Longendale Trail



Country Holmes are delighted to offer this beautifully presented two-bedroom mid-mews home, perfectly positioned in a quiet cul-de-sac on The Moorlands. The property features a spacious lounge, modern kitchen diner with garden access, two generous double bedrooms, and a stylish family bathroom. Outside, there is a lawned front garden, enclosed rear garden with patio and shed, plus an allocated parking space. Ideally located close to Hadfield Town Centre, Padfield Village, and the Longdendale Trail, this superb home combines modern comfort with a sought-after setting—early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	