



Greenfield Street  
Glossop, SK13 1HB

**Offers over £219,950**



There's no agent like home



This deceptively spacious two-bedroom mid-terrace home is arranged over three floors and offers a blend of character, comfort, and convenience. Nestled in the sought-after Hadfield area, it enjoys close proximity to beautiful countryside walks, including the Bottoms Reservoir and the Longdendale Trail—perfect for taking in the stunning local scenery. Just a short distance from Hadfield village amenities and excellent transport links, including Hadfield train station, ideal for commuters.

On the ground floor, the inviting lounge features a charming inglenook fireplace with a stone surround and a multi fuel burner, creating a warm and cosy atmosphere that's perfect for relaxing evenings. The kitchen/diner provides a practical and sociable space. Leading off the kitchen is a bright conservatory, which adds valuable additional living space and offers a peaceful spot to enjoy views of the garden.

The first floor hosts a generous double bedroom with ample space for furnishings and storage, while the luxurious five-piece bathroom suite includes a freestanding roll top bath with ornamental feet, a separate shower, hand basin, WC, and bidet—offering a spa-like experience within your own home. The second floor reveals a further spacious double bedroom, bathed in natural light and enjoying elevated, far-reaching views over the surrounding hills and countryside—ideal as a main bedroom or a serene guest retreat.

Externally, the home continues to impress. To the front, a traditional forecourt garden enclosed by a stone wall, setting the property back from the road. The enclosed rear garden is paved for low-maintenance enjoyment, with space for outdoor seating and entertaining, along with a planted border adding a splash of greenery. A versatile stone-built outbuilding with power supply provides excellent storage potential or could serve as a workshop, studio, or home office.

Early viewing is highly recommended to fully appreciate all that this delightful home has to offer!



## GROUND FLOOR

### Lounge 13'11" x 13'4" (4.24m x 4.06m)

Door to front, double glazed window to front fitted with shutters, feature inglenook fireplace with multi fuel burner and stone surround, radiator, Welsh slate flooring, door leading to:

### Kitchen/Diner 10'0" x 13'4" (3.04m x 4.06m)

Fitted with a matching range of base and eye level units with Granite worktop space over, belfast style sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in eye level oven, built-in hob with extractor hood over, double glazed window to rear, stairs leading to first floor, door leading to:

### Conservatory

Double glazed windows to sides, sliding double glazed patio door leading out to rear garden.

## FIRST FLOOR

### Landing

Stairs leading to second floor, door to storage cupboard, doors leading to:

### Bedroom 1 14'1" x 10'0" (4.28m x 3.06m)

Double glazed window to front fitted with shutters, radiator, fitted wardrobes.

### Bathroom 6'9" x 13'4" (2.07m x 4.06m)

Five piece suite comprising roll top bath with ornamental feet, pedestal wash hand basin, shower enclosure, bidet and low-level WC, tiled walls, two double glazed windows to rear, radiator.

## SECOND FLOOR

### Landing

Door leading to:

### Bedroom 2 14'10" x 13'4" (4.52m x 4.06m)

Double glazed window to front, double glazed window to rear, radiator.

## OUTSIDE

Forecourt garden to the front with stone wall. Enclosed paved patio garden to the rear with planted border and outbuilding with power supply.

## DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC