

36 Tavern Road, Hadfield, Glossop, Derbyshire, SK13 2RB



- FREEHOLD
- Detached Family Home
- Four Bedrooms
- Ensuite to Main Bedroom
- Ground Floor w/c
- Three Reception Rooms
- Off Road Parking
- Gated Side Access to Garden
- Private Rear Garden
- One owner from New

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MAIN DESCRIPTION

FREEHOLD

Stepping Stones are delighted to offer for sale this Detached Family Home situated in this popular cul-de-sac development, which boasts **FOUR BEDROOMS** and **THREE RECEPTION ROOMS**.

Tavern Road is excellently positioned for those needing access to good commuter links, being situated between Hollingworth, Hadfield and Glossop, and is also within proximity of Dinting train station, with a direct rail link to Manchester City Centre. The nearby town of Glossop, nestled between Sheffield and Manchester on the edge of the breathtaking Peak District National Park, offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course

This stunning house offers internal accommodation which in brief comprises: Entrance Hallway, Kitchen/Diner, Three Reception Rooms and a WC to the ground floor with **FOUR BEDROOMS**, an Ensuite and a Family Bathroom to the first floor.

The property has a fantastic private fully enclosed rear garden, with decking, patio and raised lawned areas and also benefits from a large driveway providing off-road parking for several vehicles.

This house would make a fantastic family home, and viewing is highly recommended.



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ENTRANCE HALLWAY

External door to hallway, two ceiling light points, floor-mounted radiator, stairs to the first floor and internal doors to the ground floor accommodation.

FRONT RECEPTION

11' 2" x 8' 3" (3.4m x 2.51m)
With two uPVC double glazed windows to the front elevation, ceiling light point and wall-mounted radiator.

GROUND FLOOR WC

5' 8" x 3' 1" (1.73m x 0.94m) A two-piece suite comprising a low-level WC and sink unit with splash-back tiling, ceiling light point, wall-mounted radiator and uPVC double glazed window to the side elevation.

KITCHEN/DINER

13' 1" x 9' 4" (3.99m x 2.84m)
A range of high and low fitted kitchen units with contrasting work-surfaces and splash-back tiling, integrated eye-level oven, four-ring gas hob with over-hob extractor fan, plumbing for dishwasher, space for tall fridge freezer, ceiling light point, wall-mounted radiator, stainless steel sink and drainer unit, uPVC double glazed window and rear door providing access to the garden.

RECEPTION TWO

11' 8" x 8' 0" (3.56m x 2.44m)
A partial garage conversion with uPVC double glazed window to the side elevation, storage cupboard, ceiling light point and wall-mounted radiator.

LOUNGE

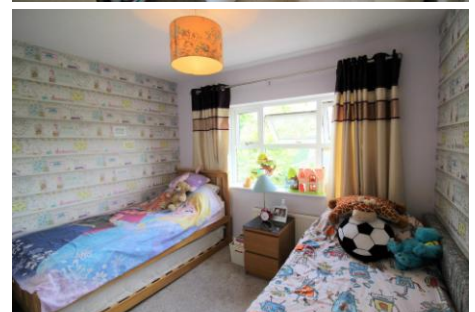
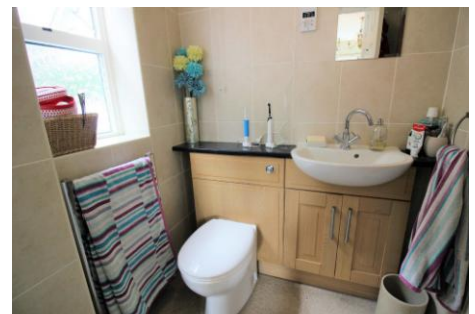
16' 6" x 11' 8" (5.03m x 3.56m) A generous size lounge with uPVC double glazed bay window and patio doors providing access to the rear garden, gas coal-effect fire and surround, TV aerial point, ceiling light point and wall mounted radiator.

LANDING

With stairs from the ground to the first floor accommodation, UPVC double glazed window to the side elevation, storage cupboard, loft access, two ceiling light points and wall-mounted radiator.

MAIN BEDROOM

11' 2" x 9' 8" (3.4m x 2.95m) A double bedroom with two uPVC double glazed windows to the front elevation, fitted wardrobes to one wall, internal door to ensuite bathroom, ceiling light point and wall mounted radiator.



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ENSUITE

4' 9" x 4' 7" (1.45m x 1.4m) A three-piece suite comprising a closed coupled WC, sink cabinet unit and separate shower cubicle, floor-to-ceiling splash-back tiling, extraction fan, shaving point, ceiling light point, wall-mounted chrome heated towel rail and uPVC double glazed window to the side elevation.

BEDROOM TWO

10' 5" x 8' 8" (3.18m x 2.64m) A further double bedroom with uPVC double glazed window to the rear elevation, double built-in wardrobe, ceiling light point and wall-mounted radiator.

BEDROOM THREE

10' 6" x 8' 9" (3.2m x 2.67m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, ceiling light point and wall-mounted radiator.

BEDROOM FOUR

9' 3" x 6' 6" (2.82m x 1.98m) With two uPVC double glazed windows to the front elevation, ceiling light point and wall-mounted radiator.

MAIN BATHROOM

7' 8" x 4' 9" (2.34m x 1.45m) A three-piece suite comprising a low-level WC, pedestal sink unit and bath with over-bath shower, splash-back tiling, ceiling spotlights and wall-mounted chrome heated towel rail.

EXTERNAL

With large driveway providing off-road parking for several vehicles and lawn to the front. To the rear there is a large private, fully-enclosed garden with side gate access, with decking and patio areas, a shed and a raised lawned garden.

DISCLAIMER

FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure - Leasehold

Annual Ground Rent - n/a

Annual Ground Rent Review

Period - n/a

Service Charge - n/a

Annual Service Charge

Review Period n/a

Council Tax Band - E

EPC Rate -



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