

49 Shaw Lane, Hadfield, Glossop, Derbyshire, SK13 6EF



- Garden Fronted Stone Terrace
- Two Bedrooms
- Boarded Loft with Window
- True Kitchen/Diner
- approx. 100ft Rear Garden
- Open aspect to front and rear
- High Ceilings
- Spacious Room Sizes
- Ideal First Home or Downsizing Property
- Ideally placed for M60 Motorway Networks

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MAIN DESCRIPTION

GARDEN FRONTED STONE PROPERTY

Stepping Stones are delighted to offer for sale this spacious stone terrace situated in Hadfield within easy access to the M60 motorway networks.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This lovely home benefits from spacious rooms sizes and high ceilings and in brief comprises; Entrance Vestibule, Lounge and True Kitchen/Diner to the ground floor and Two Bedrooms and Shower Room to the first floor and useful fully boarded attic space easily accessed via attic staircase.

Externally there is a lovely walled and gated front garden and a rear garden which is approx. 100ft with shed and is currently zoned into 4 lovely sections. The property is not overlooked to both the front and rear.

This is an ideal first home or downsizing property and is ideal for a couple or small family.



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ENTRANCE VESTIBULE

uPVC external door to vestibule, internal door through to lounge.

LOUNGE

14' 5" x 13' 9" (4.39m x 4.19m) A generous sized lounge with uPVC double glazed window to the front elevation with tree lined aspect, 2 x wall light points, ceiling light point, gas coal affect fire with attractive fire surround, TV aerial point, wall mounted radiator, internal door through to kitchen diner.

KITCHEN/DINER

13' 9" x 11' 10" (4.19m x 3.61m) A true kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with over hob extractor fan, plumbing for automatic washing machine and full-size dishwasher, space for condensing dryer and tall fridge freezer, wall mounted radiator, ceiling light point and ceiling fanlight, uPVC double glazed window and stable uPVC door providing access to the rear garden, stairs to the first floor accommodation.

LANDING

Stairs from the ground to the first floor, internal doors to bedrooms and bathroom, wall mounted radiator, 2 x ceiling light points. Window to the rear elevation, wall mounted combination boiler.

MAIN BEDROOM

13' 9" x 9' 10" (4.19m x 3m) A generous double bedroom with a range of fitted wardrobes to 2 x walls and drawer pack, uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM TWO

9' 2" x 8' 6" (2.79m x 2.59m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



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SHOWER ROOM

7' 10" x 6' 11" (2.39m x 2.11m) A three-piece suite comprising; low-level WC, pedestal sink unit and corner shower, floor to ceiling splashback tiling, extraction fan, ceiling light point.

ATTIC SPACE

13' 9" x 9' 2" (4.19m x 2.79m) Fully boarded attic space with Velux style window, TV aerial point, light and power points, accessed via attic staircase making this an excellent and easily accessed storage room.

EXTERNAL

FRONT - Gated and walled forecourt garden

REAR - The property enjoys a lovely sized garden to the rear currently zoned into 4 lovely areas and is approx. 100ft long.

Tenure - Leasehold

Annual Ground Rent - £8 3s.10d - old money

Council Tax Band - B

EPC Rate - E



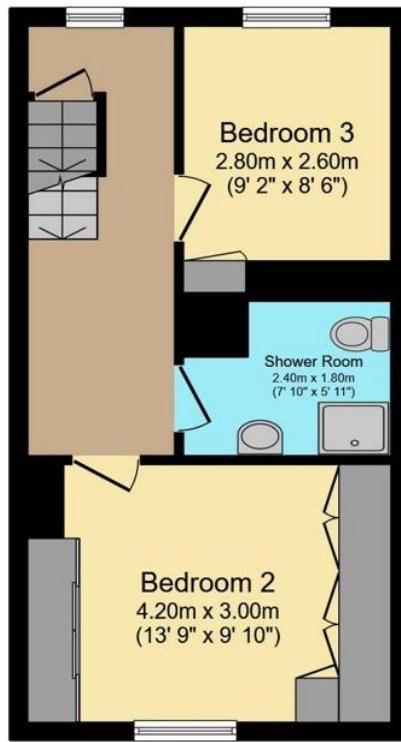
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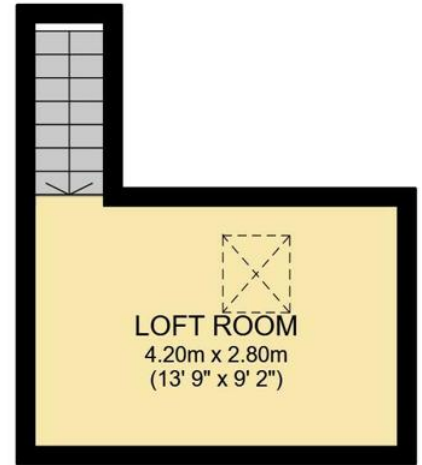
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Ground Floor



First Floor



Second Floor

Total floor area 81.5 sq.m. (877 sq.ft.) approx

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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.

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