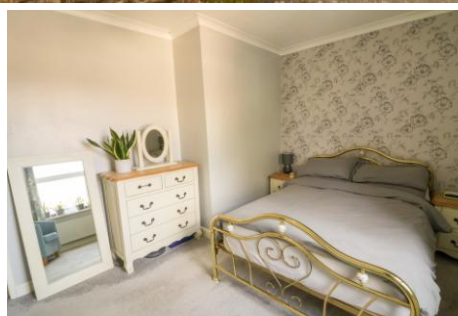


319 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1PX



- Spacious Stone Mid Terrace
- Entrance Porch
- Lounge
- True Kitchen/Diner
- Ground Floor w/c & Utility Room
- Three Bedrooms (2 x doubles)
- South Facing Private Rear Courtyard
- Outbuilding
- Close to Hadfield Village & Railway
- Perfect Downsizing or First Home

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MAIN DESCRIPTION

CLOSE TO HADFIELD VILLAGE & RAILWAY STATION

Stepping Stones are delighted to offer for sale this handsome stone terrace situated just a short walk from Hatfield Village, Railway Station and Stunning open countryside.

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

This lovely home is ideal for the first time buyer or those looking to downsize and be within close proximity to local amenities and shops. The accommodation in brief comprises; Entrance porch, lounge, kitchen Diner, downstairs w/c & utility room to the ground floor, two double bedrooms, one generous single bedroom and family bathroom to the first floor.

Externally there is large level courtyard style South Facing private rear garden with stone outbuilding to the rear and a pretty walled and gated forecourt.



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LOUNGE

13' 6" x 13' 9" (4.11m x 4.19m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, attractive fireplace, two x wall lights.

KITCHEN/DINER

11' 5" x 13' 3" (3.48m x 4.04m) A range of high and low fitted kitchen units with contrasting work surfaces and splash-back tiling, electric oven and four ring gas hob with over hob extractor fan, boiler housing, stainless steel sink and drainer unit, uPVC double glazed window to the rear elevation with garden aspect, ceiling light point.

UTILITY ROOM

4' 9" x 6' 0" (1.45m x 1.83m) Bi-fold door to downstairs utility room with sink, WC, ceiling light point, wall mounter radiator, plumbing for automatic washing machine.

MAIN BEDROOM

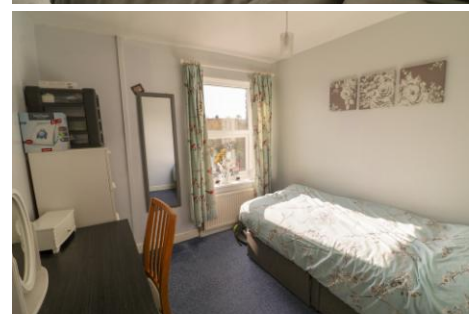
10' 0" x 13' 6" (3.05m x 4.11m) A double bedroom with uPVC double glazed window to the front elevation, built-in double wardrobe, ceiling light point, wall mounted radiator.

BEDROOM TWO

8' 7" x 8' 3" (2.62m x 2.51 m) A generous single bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.

BATHROOM

11' 5" x 4' 8" (3.48m x 1.42m) A three-piece suite comprising of low-level w/c, sink drawer unit enclosed glass shower with waterfall shower head extraction fan, ceiling light point, part splash-back tiling, wall mounted heated towel rail.



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LANDING

Stairs from the ground to the first floor, 2 x ceiling light points, wall mounted radiator stairs to second floor accommodation.

BEDROOM THREE

8' 5" x 12' 3" (2.57m x 3.73m) Second flight of stairs to converted lost space bedroom, under eave storage ceiling light, radiator window with views to garden and the hills. Sufficient space for wardrobes. Wooden internal door to loft access.

EXTERNALLY

Externally there is large level courtyard style South Facing private rear garden with stone outbuilding to the rear and a pretty walled and gated forecourt.

Tenure - Leasehold

Annual Ground Rent - £1.10 per annum

Council Tax Band - B

EPC Rate - D



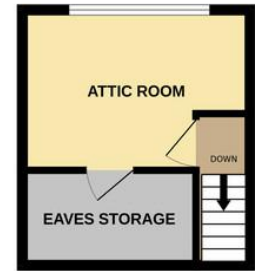
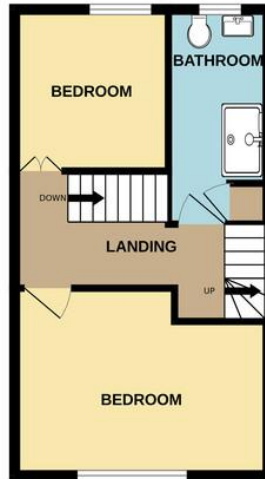
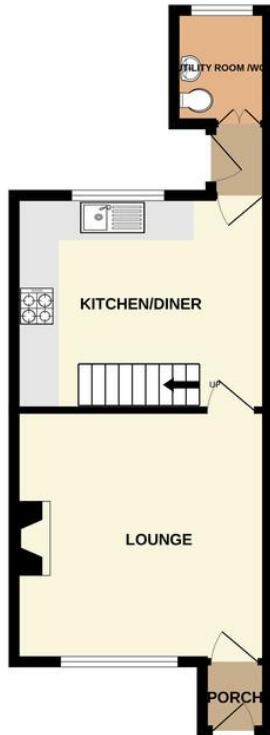
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GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Company Registration Number 10234493. VAT Registration Number 289737140.