

74 Lower Barn Road, Hadfield, Glossop, Derbyshire, SK13 2EL



- **FREEHOLD & NO VENDOR CHAIN**
- **Link Detached Family Home**
- **Three Bedrooms**
- **Two Reception Rooms**
- **Ground Floor w/c & Utility Room**
- **Large Rear S/W Facing Garden**
- **GARAGE & Driveway**
- **Desirable Location**
- **Close to Local Amenities & Schools**
- **Close to Hadfield Village**

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this three bedroom link detached family home situated close to the local schools just a short distance from Hadfield Village Centre.

Hadfield is a 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 Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors. Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop 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.

The internal accommodation is spacious and in brief comprises; Entrance Vestibule, Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room and Garage to the ground floor and to the first floor there are Three Bedrooms and Family Bathroom.

Externally there is a walled front garden and driveway for approx. 2 vehicles, whilst to the rear is a large south west facing private garden with patio and lawn area and two wooden storage sheds.

This is an ideal family home given the proximity to local schools, Hadfield Village and Local Shops and Amenities.



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ENTRANCE VESTIBULE

5' 5" x 3' 3" (1.65m x 0.99m) External uPVC double glazed door to vestibule, wall lights point, Internal timber and glazed internal door to Hallway.

ENTRANCE HALLWAY

6' 1" x 12' 4" (1.85m x 3.76m) Stairs to the first floor accommodation, under stairs storage cupboard, 2 x wall mounted radiators, ceiling light point and internal doors to the ground floor accommodation.

LOUNGE

11' 4" x 13' 1" (3.45m x 3.99m) A spacious reception room with gas coal effect fire and surround, wall light points, wall mounted radiator, uPVC double glazed window to the front elevation.

DINING ROOM

9' 6" x 15' 6" (2.9m x 4.72m) A further generously sized reception room with patio doors providing access to the rear garden, ceiling light point, wall mounted radiator and wall mounted electric fire.

KITCHEN/DINER

16' 4" x 8' 0" (5.00m x 2.44m) A modern fitted kitchen with wood effect worktops, low-level units and wall units, sink, drainer & mixer tap, brick effect splash back tiles, electric oven, electric hob, extractor fan, integrated washer/dryer, space for a freestanding fridge freezer, ceiling light point, wall mounted radiator, under stairs storage cupboard, Worcester boiler in matching housing unit, window overlooking the rear garden and side door leading through to the garage/utility/WC.

UTILITY ROOM

8' 9" x 7' 5" (2.67m x 2.26m) A good sized room with downstairs WC, vanity unit with inset sink, light point, radiator, window and door providing access to the rear garden and garage.



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STAIRS & LANDING

Stairs from the ground to the first floor, uPVC double glazed window to the side elevation, ceiling light point, loft access with pull down fitted ladders & loft lighting, Internal doors leading to all first floor accommodation.



MAIN BEDROOM

12' 2" x 11' 2" (3.71m x 3.4m) A spacious main bedroom with fitted floor to ceiling wardrobes with internal lighting and matching dressing table, draws and bed side table, ceiling light point, wall mounted radiator, uPVC double glazed window to the front elevation.



BEDROOM TWO

9' 1" x 10' 1" (2.77m x 3.07m) A further double bedroom with fitted wardrobes and dressing table area, wall mounted radiator, uPVC double glazed window to the rear elevation, cornice to ceiling.



BEDROOM THREE

8' 4" x 7' 0" (2.54m x 2.13m) uPVC double glazed window to the rear elevation, wall mounted radiator, fitted wardrobes and drawers set.



BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m) Enclosed shower unit with waterfall shower head, WC, sink and vanity unit, ceiling light, fan and frosted window over the front elevation.



FRONT GARDEN

A front lawned garden and part flagged part concrete driveway leading to front porch, decorative external lamps in garden, garage with up and over garage door.



GARAGE

17' 0" x 8' 9" (5.18m x 2.67m) Roller shutter door to front, ceiling light point, electric plugs, wall shelving.

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REAR GARDEN

57' 8" x 26' 2" (17.58m x 8.0m) uPVC door leads to large paved patio area, two sheds, decorative street lamps, flowerbeds to either side, path leading to bottom of garden, fully enclosed fenced boundaries.



Tenure - Freehold

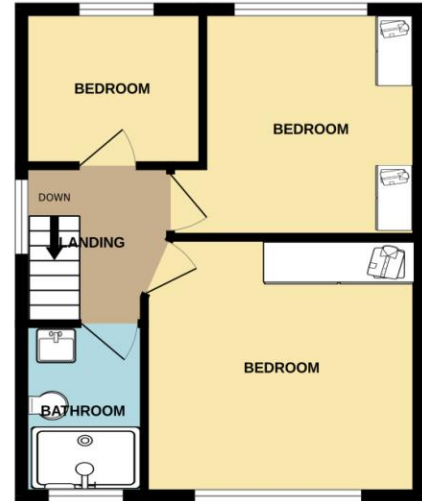
Council Tax Band - D

EPC Rate - Awaiting

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.