

12 Ridings Road, Hadfield, Glossop, Derbyshire, SK13 1PA



- *****FREEHOLD*****
- Entrance Hall
- Kitchen/Diner
- Three Generous Bedrooms
- Private Rear Garden

- Driveway for several vehicles
- Close to local amenities
- Near to local schools
- Excellent Family Home
- Well Presented

12 Ridings Road, Hadfield, Glossop, Derbyshire, SK13 1PA

MAIN DESCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this spacious semidetached family home situated in a cul-de-sac position within a popular residential area of Hadfield.

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.

The property is within close proximity to local shopping facilities and within easy access to Glossopdale secondary school & college and local transport links. The accommodation has been tastefully decorated throughout and in brief comprises; entrance hall, lounge and kitchen/diner to the ground floor. To the first floor there are three generous sized bedrooms, bathroom with separate w/c/.

Externally there is newly laid driveway for a couple of vehicles and a private and fully enclosed rear garden with patio and lawn areas and substantial shed/summer house.

In addition to the private off road parking there are facilities for residents parking to the rear.

This is a great family home given its close proximity to schools.



12 Ridings Road, Hadfield, Glossop, Derbyshire, SK13 1PA

ENTRANCE HALL

uPVC double glazed entrance door to hallway with stairs to the first floor accommodation, ceiling light point, internal doors to the ground floor.

LOUNGE

18' 8" x 12' 6" (5.69m x 3.81m) Generous size lounge with uPVC double glazed window to the front elevation and patio doors with access to the rear garden, wall mounted radiators x 2, TV aerial point, Gas effect fire with fire surround, 2 x ceiling light points.

KITCHEN/DINER

18' 2" x 13' 9" (5.54m x 4.19m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces, ceiling spotlights, integrated eye-level oven, four ring gas hob, washing machine, storage cupboard, space for condensing dryer uPVC double glazed window to the front and rear elevations and external door providing access to the rear garden.

LANDING

Stairs from the ground to the first floor, loft access point, wall mounted radiator, airing cupboard housing boiler, internal doors to the first floor accommodation.

MAIN BEDROOM

12' 8" x 10' 8" (3.86m x 3.25m) A generous sized double bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.

BEDROOM TWO

11' 4" x 8' 3" (3.45m x 2.51m) A further double bedroom with uPVC double glazed window to front elevation, wall mounted radiator, ceiling light point.



12 Ridings Road, Hadfield, Glossop, Derbyshire, SK13 1PA

BEDROOM THREE

9' 8" x 8' 4" (2.95m x 2.54m) uPVC double glazed window to the rear elevation with garden aspect and countryside views, ceiling light point, wall mounted radiator.

BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m) A three piece suite comprising vanity sink unit, WC, bath with over bath shower, wall mounted chrome heated towel rail, splashback tiling, uPVC double glazed window to the rear elevation, ceiling light point.

WC

6' 0" x 2' 9" (1.83m x 0.84m) Separate WC with uPVC double glazed window to the rear elevation, low-level WC, ceiling light point.

EXTERNALLY

Externally there is newly laid driveway for a couple of vehicles and a private and fully enclosed rear garden with patio and lawn areas and substantial shed/summer house.

DISCLAIMER

Tenure - Freehold
Council Tax Band - B
EPC Rate - D

12 Ridings Road, Hadfield, Glossop, Derbyshire, SK13 1PA

Ground Floor

Approx. 42.0 sq. metres (452.6 sq. feet)



Kitchen/Diner

Lounge
5.70m (18'8")
x 3.80m (12'6") max

Total area: approx. 84.1 sq. metres (905.3 sq. feet)

First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Bathroom

WC

Bedroom
2.40m x 3.00m
(7'10" x 9'10")

Landing

Bedroom
3.60m (11'10")
x 3.40m (11'2") max

Bedroom
3.20m x 3.80m
(10'6" x 12'6")

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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.