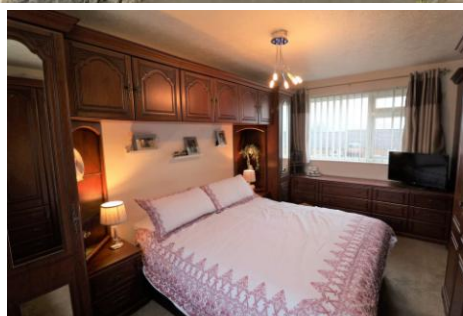


12 Round Hill Close, Hadfield, Glossop, SK13 2BH



- Semi Detached Family Home
- Three Bedrooms
- Cul-de-Sac Position
- Conservatory
- Utility Room & Office
- Kitchen/Diner
- Off Road Parking for Several Vehicles
- Countryside Views
- Spacious Home
- Private Rear Garden

12 Round Hill Close, Hadfield, Glossop, SK13 2BH

MAIN DESCRIPTION

SPACIOUS FAMILY HOME

Semi Detached Family Home situated in a cul-de-sac position within this desirable and sort after location in Hadfield.

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 has been enjoyed by the current vendors for over 35 years, it has been well maintained and is the perfect property for the small to medium family. The accommodation in brief comprises; Spacious Entrance Porch, Entrance Hallway, Lounge, Kitchen/Diner, Utility Room, Office and Conservatory to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there is a front garden and driveway for several vehicles and to the rear there is a fully enclosed rear garden with patio and lawn areas.



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ENTRANCE PORCH

10' 7" x 3' 0" (3.25m x .93m) A spacious entrance porch with external door to the front, window through to lounge, wall might point and door to hallway.

ENTRANCE HALLWAY

A spacious hallway with turn stair to the first floor accommodation, wall mounted radiator, large uPVC double glazed window to the front elevation, internal doors to the ground floor.

LOUNGE

14' 11" x 10' 7" (4.56m x 3.25m) uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, gas coal effect fire with fire surround, TV aerial point.

KITCHEN/DINER

16' 6" x 11' 2" (5.03m x 3.42m) A spacious kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces. Integrated slimline dishwasher, electric oven and four ring gas hob with over hob extractor fan, internal door to under stair storage pantry and internal door to utility and office, wall mounted radiator, door to conservatory.

CONSERVATORY

uPVC double glazed conservatory to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, TV aerial, patio doors providing access to the rear garden.

UTILITY ROOM

7' 5" x 5' 4" (2.27m x 1.63m) Forming part of the garage conversion is this utility room with plumbing for automatic washing machine, ceiling light point and storage and internal door through to office.



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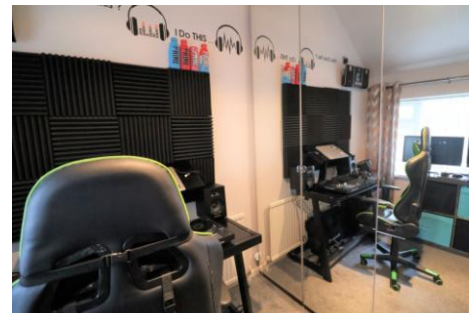
OFFICE

10' 4" x 7' 5" (3.15m x 2.27m) Forming part of the garage conversion is this useful Office with uPVC double glazed window to the front elevation, ceiling light points x 3, meter point cupboards, power points.



LANDING

Turn stair from the ground to the first floor, loft access, internal doors to the first floor accommodation, ceiling light point.



MAIN BEDROOM

14' 11" x 10' 7" (4.56m x 3.25m) A generous double bedroom with 2 x uPVC double glazed windows to the front and rear elevations with far-reaching countryside views, a comprehensive range of fitted wardrobes and over bed storage, wall mounted radiator, ceiling light point.



BEDROOM TWO

9' 4" x 7' 8" (2.85m x 2.35m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BEDROOM THREE

9' 5" x 7' 8" (2.88m x 2.35m) uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



BATHROOM

8' 5" x 5' 8" (2.58m x 1.75m) A three-piece suite comprising of low-level WC, sink cabinet unit and corner bath with over bath shower, floor to ceiling splashback tiling, storage cabinets, uPVC double glazed window to the rear elevation, ceiling spotlights, Wall mounted radiator.



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EXTERNAL

FRONT - Front garden with lawn and rockery with established planting and driveway for several vehicles.

REAR - A fully enclosed and private rear garden with patio and lawn areas.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £7.50 per annum

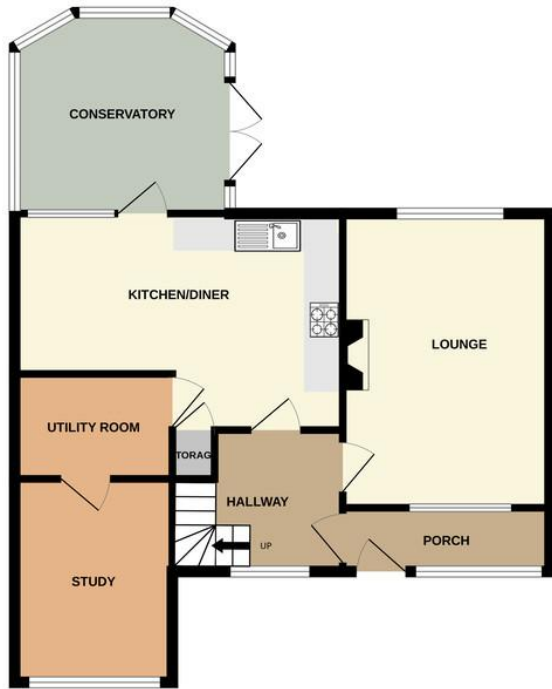
Term - 999 years with 949 years remaining

Council Tax Band - C

EPC Rate - C



GROUND FLOOR



1ST FLOOR



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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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