

48 Post Street, Padfield, Glossop, Derbyshire, SK13 1EF



- NO VENDOR CHAIN
- Attractive Stone Cottage
- Two Bedrooms
- True Kitchen/Diner
- Communal Garden
- Padfield Village Location
- Spectacular Far Reaching Countryside Views
- Close to Longdendale Trail
- Nearby to Hadfield Train Station
- Ideal First Home or Downsizing Property

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

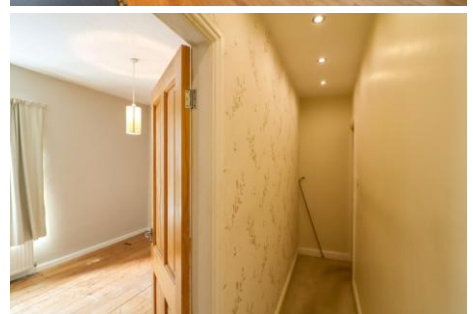
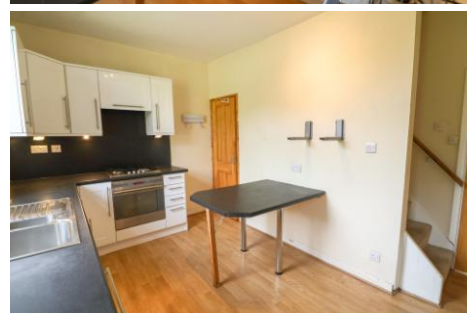
Stepping Stones are delighted to offer for sale this attractive stone cottage situated in the desirable Padfield Village Location.

Padfield is a small village/hamlet near Hadfield in High Peak, Derbyshire. The village/hamlet is on the west side of the Peak District National Park, and the nearest town is Glossop, where many local amenities and services are based. Hadfield its neighboring village 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.

The internal accommodation offers generous room sizes throughout with high ceilings and in brief comprises; Entrance Porch, Lounge and Kitchen/Diner to the ground floor and Two Bedrooms and Family Bathroom to the first floor.

Externally there is a walled forecourt garden and small patio area to the rear and use of the well-maintained communal garden which adjoins a neighboring field.

This is the perfect first home or downsizing property.



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ENTRANCE PORCH

uPVC double glazed entrance door to porch with ceiling light point, uPVC double glazed window and internal timber and glazed door to lounge.

LOUNGE

13' 4" x 13' 4" (4.06m x 4.06m) A generous sized lounge with high ceilings and uPVC double glazed window to the front elevation, three wall light points, meter point cupboard with consumer unit, wall mounted radiator, ceiling light point with ceiling rose, gas pebble effect fire with fire surround, internal door to kitchen diner.

KITCHEN DINER

A range of high and low fitted kitchen units with contrasting worksurfaces, integrated full-size dishwasher, electric oven and four ring gas hob with over hob extractor fan, extended breakfast bar, stainless steel sink and drainer unit with mixer tap, wall mounted Worcester combination boiler, ceiling light point, wall mounted radiator, internal door to understairs pantry with light point, integrated washing machine, external uPVC double glazed stable door providing access to the rear garden.

LANDING

Stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation.

MAIN BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m) A double bedroom with the uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, exposed floorboards.

BEDROOM TWO

uPVC double glazed window to the rear elevation with countryside views, wall mounted radiator, ceiling light point.

BATHROOM

11' 5" x 4' 4" (3.48m x 1.32m) A three-piece suite comprising low-level WC, sink cabinet unit and bath with over bath shower, floor to ceiling splashback tiling, extraction fan, ceiling spotlights, wall mounted chrome heated towel rail, loft access point, uPVC double glazed window to the rear elevation.

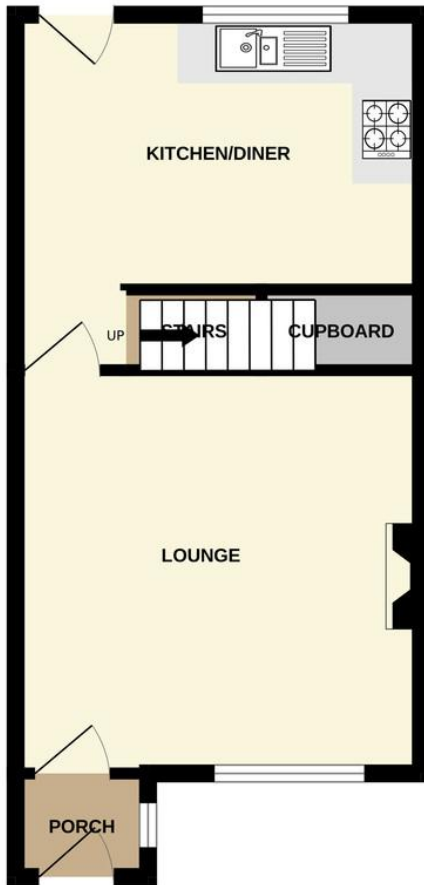
EXTERNALLY

Externally there is a walled forecourt garden and small patio area to the rear and use of the well maintained communal garden which adjoins a neighboring field.

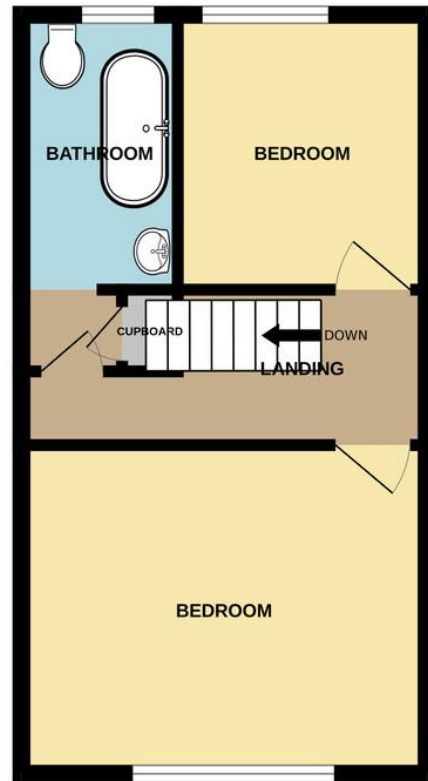
Tenure – Leasehold - Annual Ground Rent - £7 50s -Term - 999 years
Council Tax Band – B - EPC Rate – C



GROUND FLOOR
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.1 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.

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