

**7 Platt Street, Padfield, Glossop, Derbyshire, SK13 1EY**



- **\*\*\*FREEHOLD & CHAIN FREE\*\*\***
- Attractive End Stone Cottage
- Entrance Hallway, Lounge & Dining Room
- Three Bedrooms
- Modern Fitted Kitchen and Bathroom
- Front & Rear Garden
- Padfield Village Location
- Close to Countryside walks and Longdendale Trail
- Ideal First Time Buyer/downsizing
- Spectacular Far-Reaching Views

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## MAIN DESCRIPTION

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Stepping Stones are delighted to offer for sale this end stone cottage situated within the desirable Padfield Village Location just a short walk from Hadfield Village and Railway station in a desirable location on the edge of stunning open countryside.

Padfield is a small village/hamlet near Hadfield in the 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 neighbouring village, benefits from a 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 internal accommodation in brief comprises; Entrance Hallway, Lounge with feature fireplace, Spacious Second Reception Room with patio doors providing access to the rear garden and modern Kitchen to the ground floor. To the first floor there are Three Bedrooms and a Family Bathroom.

Externally there is a walled and gated forecourt garden and a rear garden with patio, shed and lawn areas.



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## ENTRANCE HALLWAY

External door to hallway, ceiling light points, wall mounted radiator, internal doors to the ground floor accommodation.

## LOUNGE

11' 0" x 11' 0" (3.35m x 3.35m) Cosy lounge with uPVC double glazed window to the front elevation, wall mounted radiator, meter point cupboard, feature fireplace, ceiling light point.

## RECEPTION ROOM

15' 0" x 12' 0" (4.57m x 3.66m) Stairs to the first floor accommodation, uPVC double glazed patio doors provide access to the rear garden, wall mounted radiator, ceiling light point, under stairs storage cupboard housing valiant combination boiler, light point, opening through to kitchen.

## KITCHEN

15' 3" x 6' 0" (4.65m x 1.83m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, ceiling spotlights, integrated electric oven, four ring gas hob with overhead extractor fan, wall mounted radiator, uPVC double glazed windows to the rear elevation, stainless steel sink and drainer unit with mixer tap.

## LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation, uPVC double glazed window, access point to large, part boarded loft.

## MAIN BEDROOM

12' 2" x 10' 7" (3.71m x 3.23m) A generous double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, built-in closet.



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### BEDROOM TWO

11' 0" x 7' 0" (3.35m x 2.13m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### BEDROOM THREE

7' 6" x 7' 3" (2.29m x 2.21m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### BATHROOM

8' 6" x 3' 8" (2.59m x 1.12m) A three-piece suite comprising low-level WC bath with over bath shower and wall hung sink drawer unit, floor to ceiling splashback tiling, wall mounted chrome heated towel rail, ceiling spotlights, extraction fan, uPVC double glazed window to the rear elevation.

### EXTERNALLY

To the front a walled and gated forecourt garden and a rear garden with patio, shed and lawn areas.

### DISCLAIMER

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



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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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