

9 Chesham Close, Hadfield, Glossop, Derbyshire, SK13 1QX



- Detached Four Bedroom Family Home
- En-Suite Bathroom
- 23ft Newly Fitted Kitchen and Dining Room
- Wood Burning Stove
- Utility Room, Integral Garage & Driveway
- Private Rear Garden with Gazebo
- Cul-de-Sac Location
- Close to Local Schools & Amenities
- On the edge of the Longdendale Trail
- Close to Railway Station

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MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this spacious four bedroom Detached Family Home situated on the desirable Moorlands Estate on the fringe of the Longdendale Trail, close to the train station, local schools and amenities.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from a direct rail link into Manchester City Centre. The Longdendale Trail is a gateway to walks and cycle paths in beautiful countryside and is part of the Pennine Way.

This lovely home offers spacious & versatile family accommodation which in brief comprises; Entrance Hallway, Lounge, Kitchen/Dining Room, Utility Room/Garage and four Bedrooms with an Ensuite to the main and Family Bathroom to the first floor.

Externally the property has a front lawn, a double width driveway and an enclosed rear garden with patio area, seating area with gazebo and a garden shed.



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ENTRANCE HALL

Front door, central heating radiator, stairs leading to the first floor, doors to the garage.

LOUNGE

14' 1" x 11' 9" (4.3m x 3.6m) uPVC double glazed front window, central heating radiator, tv aerial point, feature fireplace with wood burning stove and door leading through to the Kitchen/Dining Room.

DINING/KITCHEN

23' 11" x 8' 10" (7.3m x 2.7m) Twin uPVC double glazed patio doors leading out to the rear garden, central heating radiator, a range of recently refitted kitchen units finished in high gloss with handleless fronts and comprising base cupboards and pan drawers, corner carousel units, integrated dishwasher, wood block effect tops over and breakfast bar with an inset single drainer coloured sink unit and mixer tap, split-level Zanussi electric double oven and five ring gas hob, filter hood over, space for an American style fridge/freezer, wine rack, matching wall cupboards with pelmet lighting, uPVC double glazed rear window and understairs storage cupboard.

LANDING

Spindled balustrade and linen cupboard, doors leading off to the main bedroom.

MAIN BEDROOM

12' 5" x 11' 5" (3.8m x 3.5m) uPVC double glazed front oriel bay window, central heating radiator, fitted wardrobes and door to the ensuite bathroom.

ENSUITE

A tiled shower cubicle with Mira electric shower, pedestal wash hand basin and close coupled WC, uPVC double glazed front window and extractor fan.



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BEDROOM TWO

10' 9" x 8' 2" (3.3m x 2.5m) uPVC double glazed rear window, central heating radiator and fitted wardrobes.



BEDROOM THREE

7' 6" x 6' 2" (2.3m x 1.9m) L-Shaped with a uPVC double glazed rear window, central heating radiator, fitted wardrobes and access to the loft space.



BEDROOM FOUR

12' 1" x 8' 9" (3.7m x 2.69m) uPVC double glazed front window, central heating radiator and fitted wardrobes.



BATHROOM

A white three piece suite including a panelled shower bath with Triton electric shower over and shower screen, pedestal wash hand basin with mixer tap, close coupled WC, chrome finish towel radiator, uPVC double glazed side window and extractor fan.



INTEGRAL GARAGE/UTILITY ROOM

Garage space with up and over door, power, light and useful storage space above. Door to utility room with boiler, washing machine and dryer.



EXTERNALLY

Externally the property has a front lawn, a double width driveway and an enclosed rear garden with patio area, seating area with gazebo and a garden shed.



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DISCLAIMER

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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

Tenure - Leasehold

Annual Ground Rent - £130pa

Leasehold Term - 965 years

Council Tax Band - E

EPC Rate - D



GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.1 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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