

127 Woolley Bridge Road, Hadfield, Glossop, SK13 1PZ



- *****FREEHOLD*****
- Immaculately Presented
- Three Bedrooms + Double Loft Room
- Additional Attic Office/Versatile Space
- Lounge - High Ceilings & Open Fire
- True Kitchen/Breakfast
- Conservatory/Diner
- Two Full Bathrooms
- Covered Off Road Parking for 2 Vehicles
- Countryside Views & Local Walks

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MAIN DESCRIPTION

FREEHOLD

Stepping Stones are delighted to offer for sale this immaculately presented and very well maintained extended Semi-Detached Family home situated just a short distance from Hadfield Village and within close proximity to the M67 and M60 Motorway Networks.

Hadfield is a small village just outside its larger neighbouring town of Glossop and 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.

This beautiful home offers extended, spacious and versatile family accommodation for a medium to large family with the internal accommodation tastefully decorated and presented which in brief comprises; Spacious Entrance Porch, Large Victorian Lounge with cosy Open Fire and period feature cornice and ceiling rose, Spacious Kitchen/Breakfast open to Conservatory/Dining to the ground floor. The first floor has Three True DOUBLE Bedrooms and Two Full Bathrooms. There is a double loft room with fixed staircase and a further additional loft space accessed by fixed ladders which the current vendors use as a home office.

Externally there is a covered car port with double gated access to the rear garden with patio and lawn area and storage shed. To the front is a walled and gated forecourt garden.

The property enjoys far reaching countryside views to the rear and an open aspect to the front.

Viewing is highly recommended to fully appreciate the size and excellent condition of this home.



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ENTRANCE PORCH

4' 8" x 3' 8" (1.42m x 1.12m) External composite door to a spacious porch with tile flooring, uPVC double glazed window to the side elevation, ceiling light point, internal timber and glazed door to lounge.

LOUNGE

15' 0" x 14' 1" (4.57m x 4.29m) A generous sized Victorian style lounge with high ceilings and uPVC double glazed windows to the side and front elevations, TV aerial point, radiator, meter point cupboard, original cosy open real fire with attractive fire surround, attractive coving to ceiling, ceiling light point with ceiling rose and internal door to the kitchen/diner.

KITCHEN/DINER

14' 7" x 12' 7" (4.44m x 3.84m) A true kitchen/diner with a range of high and low fitted kitchen units with under cupboard lighting, contrasting work surfaces and splash back tiling, built in under stairs storage with space for condensing dryer and microwave, space for American style fridge freezer, integrated full size dishwasher, electric oven, four ring gas hob with over hob extractor fan, plumbing for washing machine, sink and draining unit with mixer tap, opening through to conservatory, stairs to the first floor accommodation.

CONSERVATORY

10' 6" x 10' 5" (3.2m x 3.18m) Insulated all year round roof with pendent ceiling light point, wall mounted radiator, uPVC double glazed window and doors providing access to the rear garden, two wall light points, attractive feature stone wall.

LANDING

Stairs from the ground to the first floor with ceiling light point, wall mounted radiator and internal doors to the first floor accommodation.



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BEDROOM ONE

14' 9" x 14' 1" (4.5m x 4.29m) A very generous double bedroom with uPVC double glazed window to the front elevation with open aspects, wall-mounted radiator, feature cast-iron original fireplace, built-in double closet, ceiling light point, cornice to ceiling.



BEDROOM TWO

13' 0" x 9' 4" (3.96m x 2.84m) A further generous bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, over bed storage, wardrobes and vanity unit.



BEDROOM THREE

10' 8" x 9' 3" (3.25m x 2.82m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect and far-reaching countryside views, wall-mounted radiator, ceiling light point.



FAMILY BATHROOM

8' 6" x 6' 7" (2.59m x 2.01 m) A three-piece suite comprising; low-level WC, sink cabinet unit and shower cubicle with spa shower and handheld shower head, splash back tiling, wall mounted chrome designer heated towel rail, boiler housing, uPVC double glazed window to the rear elevation, ceiling spotlights.



BATHROOM TWO

6' 8" x 5' 8" (2.03m x 1.73m) A three-piece suite comprising low level WC; pedestal sink unit and bath with over bath shower, splash back tiling, wall-mounted chrome heated towel rail, ceiling spotlights, extraction fan, wall mounted mirror with inset lighting.



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LOFT ROOM

18' 0" x 13' 9" (5.49m x 4.19m) Fixed stairs from the first floor landing to a large double loft room which is fully boarded providing excellent storage and has been used as an occasional guest room by the current vendors, storage to eaves, wall mounted radiator, two Velux style windows, two ceiling light points, fitted wardrobes.



ATTIC SPACE

13' 7" x 9' 4" (4.14m x 2.84m) Access from the first floor landing by fixed ladders to a versatile loft room with storage to eaves, ceiling light and power points, currently used as a home office by the current vendors and would make an excellent storage area or teenage den/gaming room.



EXTERNALLY

Externally there is a covered car port to the side elevation with parking for two vehicles. Double gates provide access to the rear garden with patio, lawn area and storage shed. To the front is a walled and gated forecourt garden.



DISCLAIMER

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



GROUND FLOOR
251 sq.ft. (23.2 sq.m.) approx.



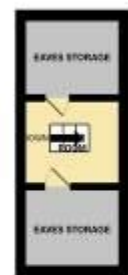
1ST FLOOR
259 sq.ft. (24.0 sq.m.) approx.



2ND FLOOR
181 sq.ft. (16.8 sq.m.) approx.



3RD FLOOR
76 sq.ft. (7.0 sq.m.) approx.



TOTAL FLOOR AREA: 581 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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