

45 Platt Street, Glossop, Derbyshire, SK13 1EY



- ***NO VENDOR CHAIN***
- Attractive Stone Cottage
- Two Bedrooms
- Multi Fuel Log Burning Stove
- Kitchen Diner
- Rear Garden
- Padfield Village Location
- Ideal First Time Buyer or downsizing
- Close to Countryside walks and Longendale Trail
- Sought After Area

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MAIN DESCRIPTION

NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this mid terrace 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 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 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 has undergone a full refurbishment recently to the ground floor and in brief comprises; Lounge with multi fuel log burner with attractive exposed brick & stone feature surround and recently fitted modern Kitchen to the ground floor. To the first floor there are Two Bedrooms and a Family Bathroom.

There is a rear garden with patio, lawn areas and access gate.



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LOUNGE

14' 1" x 13' 1" (4.3m x 4.0m) A generous sized lounge with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, multi fuel log burner with attractive exposed brick & stone feature surround, TV aerial point.

KITCHEN

13' 9" x 7' 10" (4.2m x 2.4m) A newly fitted Kitchen Diner with a range of high and low fitted kitchen units with under cabinet lighting, splashback tiling and contrasting worksurfaces, integrated gas oven and four ring hob with over hob extractor fan, integrated dishwasher, storage space under stairs, wall mounted chrome towel rail, ceiling light point, uPVC double glazed windows to the rear with garden aspect, space for tall fridge freezer, plumbing for washing machine, uPVC double glazed door providing access to the rear garden.

LANDING

Stairs from the ground to the first floor accommodation, ceiling light point, loft access point.

MAIN BEDROOM

13' 5" x 13' 9" (4.1m x 4.2m) A generous double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

BEDROOM TWO

10' 9" x 7' 10" (3.3m x 2.4m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, built in storage.



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BATHROOM

5' 6" x 5' 2" (1.7m x 1.6m) A three-piece suite comprising low-level WC, pedestal sink, waterfall shower and handheld showerhead, floor to ceiling splashback tiling throughout, ceiling light point, wall mounted chrome towel rail, uPVC double glazed window to the rear elevation.

EXTERNALLY

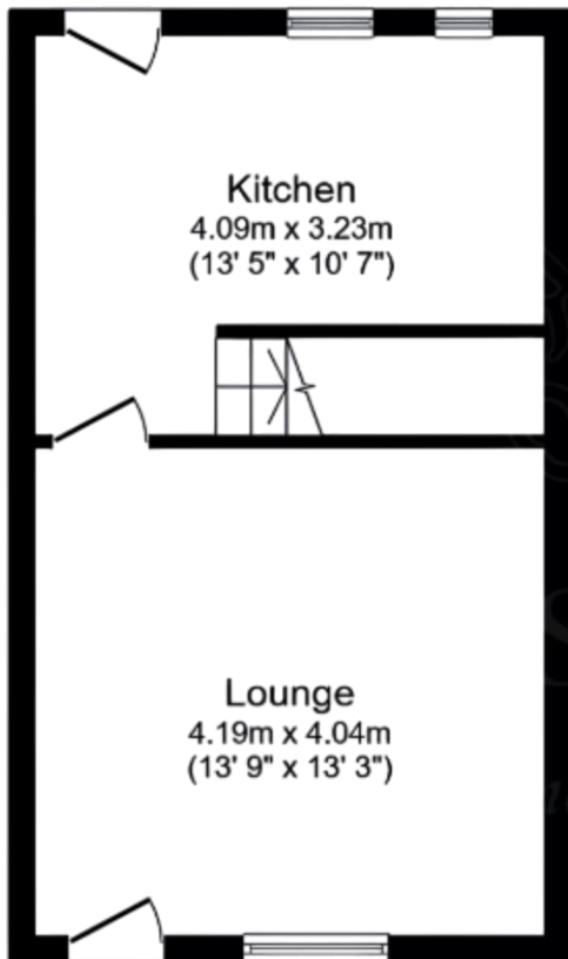
There is a rear garden with patio, lawn areas and access gate.

DISCLAIMER

Tenure - Leasehold
Annual Ground Rent - £2pa
Leasehold Term - 999 years
Council Tax Band - B
EPC Rate - D

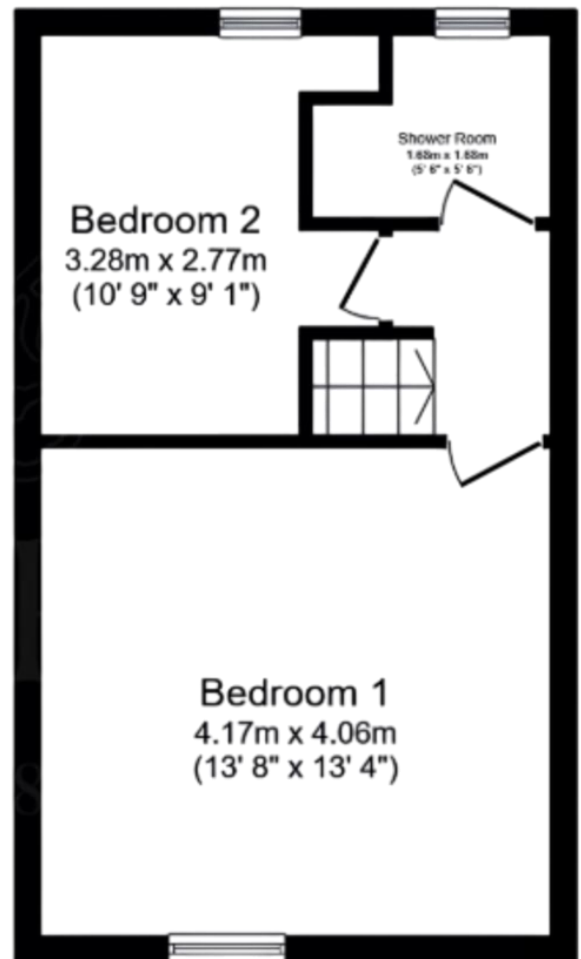


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Ground Floor

Floor area 30.7 m² (331 sq.ft.)



First Floor

Floor area 30.7 m² (331 sq.ft.)

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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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