

**21 Albert Street, Hadfield, Glossop, Derbyshire, SK13 1DA**



- **\*\*\*EXTENDED END TERRACE\*\*\***
- Three DOUBLE Bedrooms
- Two Reception Rooms
- Immaculately Presented
- Private Rear Garden
- Close to Local Schools
- Walking Distance to Hadfield Village
- Near to Hadfield Railway Station
- Desirable Location
- Viewing Highly Recommended

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## MAIN DESCRIPTION

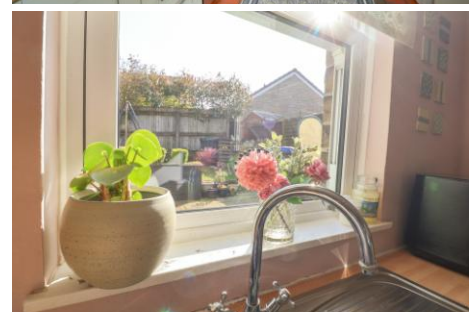
### \*\*\*EXTENDED END TERRACE\*\*\*

Stepping Stones are delighted to offer for sale this deceptively large, three-bedroom end terrace situated in Hadfield Village Centre.

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 lovely home is immaculately presented throughout and in brief comprises of; Lounge, Dining Room and Kitchen to the ground floor. To the first floor are Three DOUBLE Bedrooms and Family Bathroom to the first floor.

Externally to the front is a dwarf walled front garden with flowerbeds and to the rear there is access from the side of the property leading to a generous private garden with a mix of patio and lawn areas.





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## LOUNGE

14' 9" x 13' 9" (4.5m x 4.2m) uPVC double glazed door into the spacious lounge, uPVC double glazed sash windows to the front, storage to the alcoves, chimney breast with fire surround, two wall mounted radiators, ceiling light point, meter cupboard, internal door leading into dining room.



## KITCHEN

13' 1" x 8' 10" (4.0m x 2.7m) A generous sized kitchen with low fitted kitchen units with contrasting worksurfaces, integrated oven and four ring gas hob, stainless steel double sink with mixer tap and draining board, space for washing machine and tumble dryer, space for tall fridge freezer, ceiling light point, uPVC double glazed window to the rear with garden aspect, uPVC double glazed stable gate door to side providing access to the rear garden.



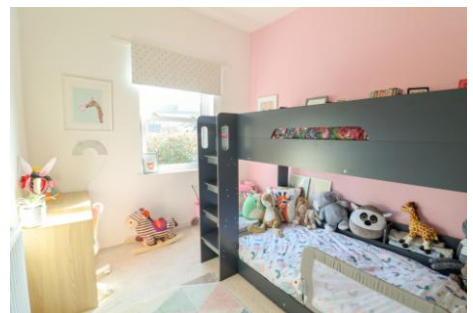
## DINING ROOM

14' 5" x 10' 5" (4.4m x 3.2m) uPVC double glazed sash window to rear with garden aspect, ceiling light point, wall mounted radiator, stairs leading to first floor accommodation, internal door to under stairs storage cupboard, archway leading to kitchen.



## LANDING

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



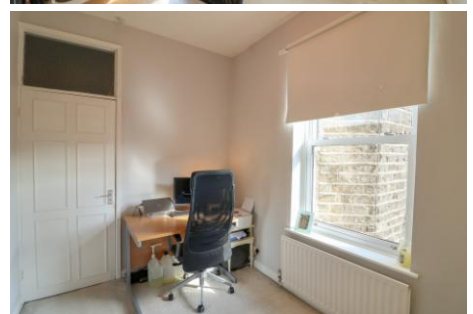
## MAIN BEDROOM

13' 1" x 9' 2" (4.0m x 2.8m) A double bedroom with uPVC double glazed sash window to front elevation, wall mounted radiator, ceiling light point, built in wardrobe.



## BEDROOM TWO

13' 9" x 8' 10" (4.2m x 2.7m) A double bedroom with uPVC double glazed sash window to rear elevation with garden aspect, wall mounted radiator, ceiling light point, built in storage cupboard.



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## BEDROOM THREE

11' 5" x 7' 6" (3.5m x 2.3m) A double bedroom with uPVC double glazed sash window to rear elevation with garden aspect, wall mounted radiator, ceiling light point.

## BATHROOM

8' 6" x 7' 10" (2.6m x 2.4m) A three-piece suite comprising low-level WC, sink with vanity unit, bath with over bath shower, splashback tiling, ceiling light point, wall mounted radiator, extraction fan, built-in storage cupboard.

## EXTERNALLY

To the front is a dwarf walled front garden with flowerbeds and to the rear there is access from the side of the property leading to a generous private garden with a mix of patio and lawn areas.

## DISCLAIMER

Tenure - Leasehold  
Annual Ground Rent - £3  
Leasehold Term - 999 years  
Council Tax Band - B  
EPC Rate - D

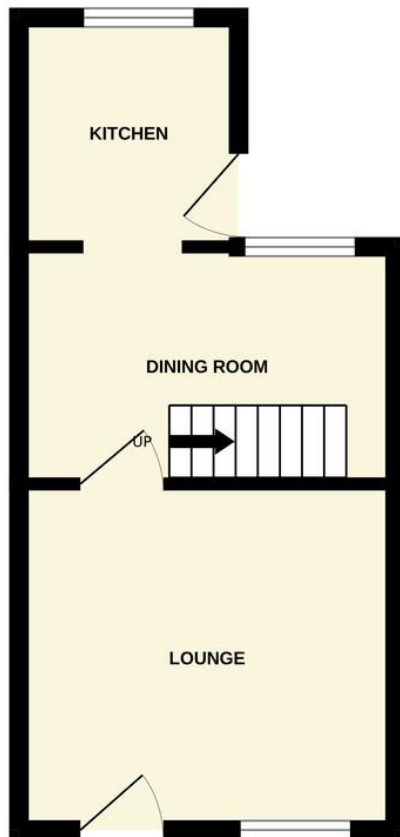


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GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 486 sq.ft. (45.1 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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