

45 Oakfield Road, Glossop, Derbyshire, SK13 2BN



- *****FREEHOLD & NO VENDOR CHAIN*****
- Semi-Detached House Family Home
- Three Bedrooms
- Large Lounge/Dining Room
- Driveway, Garage & Downstairs WC
- Large Rear South East Facing Garden
- Close to Local Amenities & Schools
- Near to Hadfield Village & Train Station
- Desirable Location
- In need of Modernisation

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this three bedroom semi-detached family home situated close to the local schools just a short distance from 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.

The internal accommodation is spacious and in brief comprises; Entrance Porch, Entrance Hallway, Lounge/Dining Room, Kitchen, Garage, Downstairs WC to the ground floor and to the first floor there are Three Bedrooms, Bathroom and separate WC room.

Externally there is a paved front garden with surrounding flowerbeds and driveway, and to the rear is a large South East facing private garden with patio with steps leading to the lawn area, wooden storage shed and greenhouse.

This is an ideal family home given the proximity to local schools, Hadfield Village, Railway Station, Local Shops and Amenities.



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ENTRANCE PORCH

uPVC double glazed windows and door, ceiling light point.

ENTRANCE HALLWAY

uPVC double glazed door leading into the hallway, wall mounted radiator, ceiling light point, meter cupboard, internal timber door leading to cloakroom, glazed and timber door leading to lounge and kitchen, stairs leading to first floor accommodation.

LOUNGE/DINING ROOM

22' 3" x 12' 0" (6.78m x 3.66m) uPVC double glazed window to front, chimney breast with gas fire with surround, four wall mounted lights, two wall mounted radiators, sliding patio doors leading to rear garden, internal timber doors leading through to kitchen.

KITCHEN

12' 5" x 10' 5" (3.78m x 3.18m) A range of high and low fitted kitchen units, double sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for dishwasher, electric oven with four ring hob with over hob extractor fan, under stairs storage, strip ceiling light point, wall mounted radiator, uPVC double glazed window to rear with garden aspect, internal timber doors leading to hallway and side timber and glazed door leading to the garage.

GARAGE

20' 2" x 7' 6" (6.15m x 2.29m) Up and over door leading to garage, downstairs WC and wall mounted sink, ceiling light point, timber door leading to garden.

LANDING

Stairs from the ground to the first floor accommodation, ceiling light point, loft access point, uPVC double glazed window to side elevation.



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MAIN BEDROOM

11' 3" x 11' 3" (3.43m x 3.43m) uPVC double glazed window to front elevation, ceiling light point, wall mounted radiator, internal storage cupboard.



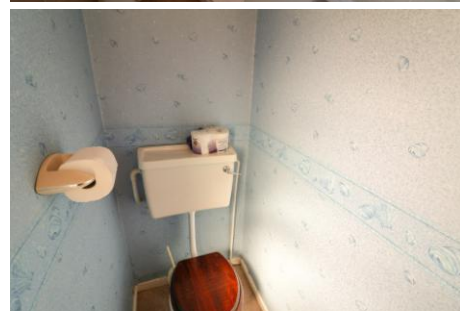
BEDROOM TWO

12' 2" x 10' 6" (3.71m x 3.2m) uPVC double glazed window to rear elevation with garden aspect, wall mounted radiator, ceiling light point.



BEDROOM THREE

7' 3" x 7' 2" (2.21m x 2.18m) uPVC double glazed window to front elevation, wall mounted radiator, built in storage.



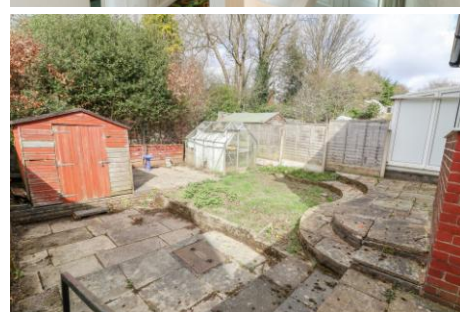
BATHROOM

5' 5" x 5' 2" (1.65m x 1.57m) A two-piece suite comprising of pedestal sink, shower cubicle, splashback tiling, wall mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation.



WC

5' 5" x 2' 6" (1.65m x 0.76m) Separate WC room with low level WC, uPVC double glazed window to side elevation, ceiling light point.



EXTERNALLY

To the front there is a paved front garden with surrounding flowerbeds and driveway, and to the rear is a large South East facing private garden with patio with steps leading to the lawn area, wooden storage shed and greenhouse.



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DISCLAIMER

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 – Freehold

Council Tax Band - B

EPC Rate - D

Key Information

- Built in the 1960s
- Freehold
- No vendor chain
- Loft with fitted ladders
- Private south-east facing garden
- Windows installed over 10 years ago
- Gas boiler located in the kitchen (last serviced 2021)
- No water meter
- Roof improvements carried out
- Property likely requires a rewire
- Neighbours are a family/couple
- EPC Rating: D
- Council Tax Band: B

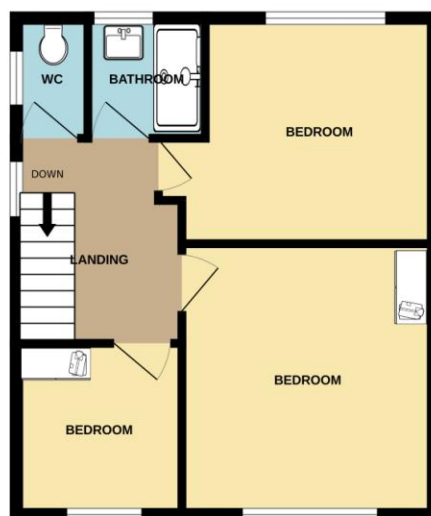
Disclaimer: The above information has been provided by the vendor to the best of their knowledge at the time of listing. Purchasers are advised to seek independent verification prior to purchase.



GROUND FLOOR



1ST FLOOR



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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