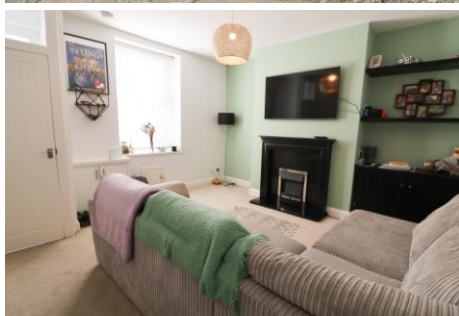


8 Queen Street, Hadfield, Glossop, Derbyshire, SK13 2DJ



- FREEHOLD & NO VENDOR CHAIN
- Immaculate Stone Cottage
- Two DOUBLE Bedrooms
- Spacious lounge
- Stylish Kitchen & Shower Room
- Well Maintained Private Rear Garden
- Near to local shops & amenities
- Primary & Secondary Schools close by
- Near to Hadfield Village & Train Station
- Countryside Views

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Nestled in the desirable village of Hadfield, this beautifully presented property on Queen Street offers the perfect blend of character and convenience. Ideal for first-time buyers, downsizers, or investors, the home is just a short stroll from local shops, cafes, schools, and the train station, providing excellent commuter links into Manchester and beyond.

Step inside to find well-proportioned living spaces filled with natural light, a stylish fitted kitchen, and comfortable bedrooms that make the most of the space. Outside, a private rear garden offers a peaceful spot to relax or entertain.

The internal accommodation is well presented and tastefully decorated throughout and in brief comprises; Lounge, Kitchen/Diner, Two DOUBLE Bedrooms and family shower room.

To the rear there is a partial flagged patio area and a low maintenance private garden with faux lawn.



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ENTRANCE VESTIBULE

uPVC double glazed external door, ceiling light point, internal wooden door leading into Lounge.

LOUNGE

13' 9" x 13' 7" (4.19m x 4.14m) uPVC window to front elevation, electric feature fire with surround, ceiling light point, wall mounted radiator, storage cupboard for meters, internal wooden door leading to Kitchen.

KITCHEN/DINER

13' 9" x 12' 2" (4.19m x 3.71m) Fitted with a range of high and low level units with contrasting splashback work surfaces, uPVC double glazed window to rear elevation with garden aspect, spotlights to ceiling, wall mounted radiator, storage cupboard under stairs, space for tall fridge freezer, electric four ring hob with overhob extractor fan, electric oven, space and plumbing for washing machine, uPVC double glazed door leading to garden.

LANDING

Ceiling light point, internal doors leading to accommodation.

MAIN BEDROOM

13' 8" x 13' 9" (4.17m x 4.19m) A generous double bedroom with uPVC double glazed window to front elevation, ceiling light point, wall mounted radiator.

BEDROOM TWO

8' 3" x 12' 7" (2.51m x 3.84m) Another double bedroom with uPVC double glazed window to the rear elevation with garden aspect and countryside views, ceiling light point, wall mounted radiator, loft access point.



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BATHROOM

5' 1" x 6' 5" (1.55m x 1.96m) A three-piece suite comprising corner shower unit, sink in vanity unit and close coupled WC, floor to ceiling tiling, spotlights to ceiling, extractor fan, uPVC double glazed window to rear elevation.

EXTERNAL

To the rear there is a partial flagged patio area and a low maintenance garden with faux lawn.

DISCLAIMER

Council Tax Band Rating - B

Council - High Peak Borough Council

This information was obtained through the directgov website. Stepping Stones Asset Management Ltd offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

EPC Rate - D

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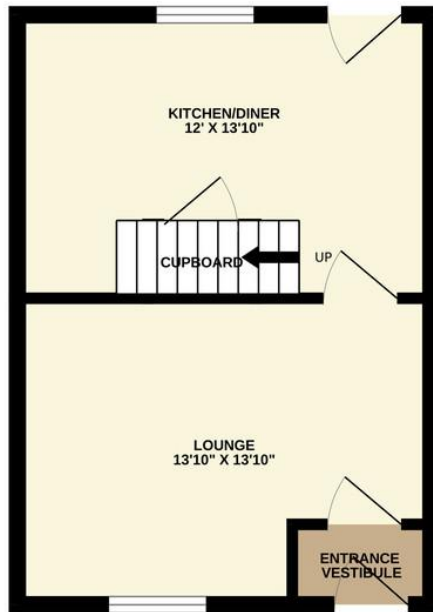
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - Stepping Stones Asset Management may have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.