

**34 Hadfield Street, Glossop, Derbyshire, SK13 8DX**



- **\*\*\*FREEHOLD\*\*\***
- Stone Semi Detached
- Entrance Vestibule
- Two Double Bedrooms
- Large Kitchen Diner
- Open Fire with feature fireplace
- Garden to Rear
- Near to local Shops, Schools & Amenities
- Close to Glossop Town Centre
- Near to Glossop Railway Station

# 34 Hadfield Street, Glossop, Derbyshire, SK13 8DX

## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***Stepping Stones are delighted to offer for sale this two bedroom semi detached stone property situated just a short distance from Glossop Town Centre.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 9-hole golf course.

The internal accommodation in brief comprises; Lounge, Kitchen/Diner to the ground floor and Two Bedrooms and Bathroom to the first floor.

Externally to the front a pretty walled forecourt garden and to the rear is a private garden with right of access with shed, flowerbeds, mature trees and shrubs, and two flagged seating areas.



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## LOUNGE

14' 2" x 14' 0" (4.32m x 4.27m) Double glazed timber window to front, ceiling light point, wall mounted radiator, feature fireplace with open fire with attractive surround and stone hearth, storage alcoves, internal timber door leading in kitchen.



## KITCHEN/DINER

13' 8" x 11' 6" (4.17m x 3.51m) A very spacious kitchen diner with a comprehensive range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, stainless steel double sink with draining board and mixer tap, integrated electric oven, four ring gas hob with over hob extractor fan, space for tall fridge freezer, integrated washing machine, space and plumbing for dishwasher, wall mounted radiator, ceiling light point, double glazed timber window to rear with garden aspect, uPVC double glazed door providing access to the rear garden, stairs leading to first floor accommodation.



## LANDING

Internal doors to first floor accommodation, ceiling light point.

## MAIN BEDROOM

14' 0" x 13' 9" (4.27m x 4.19m) A spacious double bedroom with double glazed timber window to front elevation, ceiling light point, wall mounted radiator.



## BEDROOM TWO

11' 7" x 7' 7" (3.53m x 2.31m) A further double bedroom with double glazed timber window to rear elevation with garden aspect, ceiling light point, wall mounted radiator, internal storage above stairs, loft access point.



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### BATHROOM

5' 8" x 5' 8" (1.73m x 1.73m) A three piece suite comprising low-level WC, pedestal sink unit, bath with over bath shower with waterfall showerhead and handheld showerhead, spotlights to ceiling, wall mounted radiator, extractor fan, double glazed timber window to side elevation.

### EXTERNALLY

Externally to the front a pretty walled forecourt garden and to the rear is a private garden with right of access with shed, flowerbeds, mature trees and shrubs, and two flagged seating areas.

### 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

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Awaiting floorplan

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