



Asking Price  
£185,000

SALES AND LETTINGS

## 29 Railway Street, Glossop, Derbyshire, SK13 2AA



- 1890s Stone Mid Terrace
- Entrance Porch
- Two Bedrooms
- Kitchen/Diner
- Garden to Rear

- Near to Local Shops & Amenities
- Close to Schools & Nurseries
- Hadfield Village Location
- Convenient Location to the Railway Station
- Countryside Walks Nearby

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## MAIN DESCRIPTION

This charming mid-terrace home offers comfortable living space throughout, making it an ideal choice for first-time buyers, small families, or those seeking a cosy, conveniently located property. The entrance porch leads into a welcoming lounge through to the kitchen/diner area with an external door providing access to the rear garden. Upstairs from the landing there are two bedrooms and the family bathroom.

The home benefits from practical features throughout, including gas central heating, UPVC double glazing, and a well-balanced mix of living and storage space. With its inviting layout, outdoor areas, and convenient location near local amenities and transport links, this property offers excellent value and strong appeal for a wide range of buyers.

Hadfield is a charming and well-connected village located in the High Peak district of Derbyshire, just a stone's throw from the edge of the Peak District National Park. Best known as the filming location for the popular TV series *The League of Gentlemen*, Hadfield combines characterful charm with everyday convenience.

The village offers a range of local amenities including independent shops, cafés, pubs, schools, and parks, making it a popular choice for families, first-time buyers, and commuters. Hadfield train station provides direct services to Manchester Piccadilly, offering excellent connectivity for those working in the city.

Surrounded by beautiful countryside, including nearby Bottoms and Valehouse Reservoirs, Hadfield is perfect for those who enjoy walking, cycling, and outdoor activities while still wanting to stay close to urban centers like Glossop and Manchester.

With its welcoming community, scenic setting, and great transport links, Hadfield strikes an ideal balance between rural living and modern convenience.



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## ENTRANCE PORCH

5' 0" x 3' 3" (1.52m x 0.99m) uPVC double glazed door and side window with timber half-glazed internal door leading into the lounge.



## LOUNGE

12' 6" x 12' 6" (3.81m x 3.81m) A well-proportioned lounge featuring a large chimney breast with an open recess, uPVC double-glazed window to the front elevation, TV and internet points, wall mounted radiator, ceiling light point, access from the lounge to the kitchen and staircase leading to the first floor accommodation.



## KITCHEN/DINER

12' 5" x 11' 2" (3.78m x 3.4m) A generous size kitchen/diner fitted with a mix of high and low-level units with contrasting worktops and splashback tiling, four ring gas hob with overhead extractor and double oven, space for under-counter fridge and separate freezer, space and plumbing for under-counter washing machine. Stainless steel sink with draining board and mixer tap, wall mounted radiator and uPVC double-glazed window to the rear elevation with rear garden aspect. A solid timber external door provides access to the rear garden.

## LANDING

Ceiling light point, loft access and doors to first floor accommodation.

## MAIN BEDROOM

12' 5" x 9' 5" (3.78m x 2.87m) A generous size double bedroom with uPVC double-glazed window to the front elevation, wall mounted radiator and ceiling light point.

## BEDROOM TWO

11' 2" x 7' 7" (3.4m x 2.31m) uPVC double-glazed window to the rear elevation, wall mounted radiator and ceiling light point.

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## BATHROOM

8' 9" x 4' 8" (2.67m x 1.42m) Fitted with a three-piece suite comprising a bath with overhead shower, low-level WC, and pedestal wash basin, floor to ceiling tiling, spotlights to ceiling, uPVC double-glazed window to the rear elevation.

## EXTERNALLY

To the front of the property is a low maintenance gravel garden with gated access. To the rear of the property a raised timber decking area ideal for relaxing and dining.

## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £1.49

Leasehold Term - 999 years - 869 years remaining

EPC Rate - D

Council Tax Band Rating - A

Council - High Peak Borough Council

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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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