

**130A Station Road, Hadfield, Glossop, SK13 1AJ**



- FREEHOLD
- Central Hadfield Location
- Multi-Level Two Bedroom Apartment
- Loft Room with Velux Windows
- Large Circular Reception Room
- Near to Hadfield Train Station
- Close to Shops and Amenities
- Countryside Walks Nearby
- In Need of Modernisation
- Great Potential for Buyers or Investors

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## MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this spacious multi-level apartment set in a central Hadfield location, offering a fantastic opportunity for buyers looking for a property in need of modernisation, with excellent potential to redesign and update to personal taste. Ideally positioned close to Hadfield train station, it is perfect for commuters, first-time buyers, couples, or investors looking for a well-located home with generous space and flexible layout, providing far more space than typically expected from an apartment.

The main living area features a distinctive circular-shaped lounge with ample natural light from its large windows creating an inviting central space with an adjoining kitchen offering a practical layout with fitted units and appliances. A good-sized bedroom and bathroom are located on the main level while to the upper floor the apartment offers a smaller additional bedroom, study, or dressing room and a substantial loft room with natural light from Velux windows. This top-floor space offers great versatility and could be transformed into a studio, office, or further living area.

With its unique layout, generous proportions and scope for improvement, this apartment has plenty of potential to add value and create a stylish, personalised home in a property with real character and potential.

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 centres 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 HALLWAY

Accessed via a timber external door with stairs leading up to the internal door of the apartment.

## LOUNGE

16' 91" x 13' 60" (7.19m x 5.49m) Generously sized lounge featuring a distinctive circular shape and three large uPVC double-glazed windows to the front elevation. Includes a wall-mounted radiator, ceiling light point, and TV aerial connection.

## KITCHEN

10' 16" x 8' 33" (3.45m x 3.28m) Fitted kitchen with a range of high and low-level units, contrasting tiled splashbacks, and a stainless-steel sink with drainer and mixer tap. Equipped with an electric oven, four-ring gas hob, extractor fan, and plumbing for appliances. Includes a wall-mounted radiator, ceiling light point, and houses the boiler.

## BEDROOM ONE

9' 81" x 6' 38" (4.8m x 2.79m) Small bedroom positioned on the floor below the loft, with a uPVC double-glazed window to the front elevation, ceiling light point and wall-mounted radiator. Door provides access to the staircase leading up to the loft room.

## BEDROOM TWO

15' 06" x 10' 32" (4.72m x 3.86m) Large double bedroom with a uPVC double-glazed window to the side elevation, wall-mounted radiator and ceiling light point.

## BATHROOM

6' 35" x 5' 19" (2.72m x 2.01m) Fitted with a three-piece suite comprising a bath with integral shower unit, low-level WC, and pedestal wash basin, extractor fan and ceiling light point.



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## **LOFT ROOM**

23' 40" x 11' 49" (8.03m x 4.6m) Spacious second/third-floor loft room featuring two Velux windows, two ceiling light points, and two wall-mounted radiators. Includes a raised platform over the stair bulkhead and a staircase leading down to the lower floor.

## **EXTERNALLY**

Access to communal yard to the rear of the property.

## **DISCLAIMER**

The vendor has advised the following:

Property Tenure - Freehold

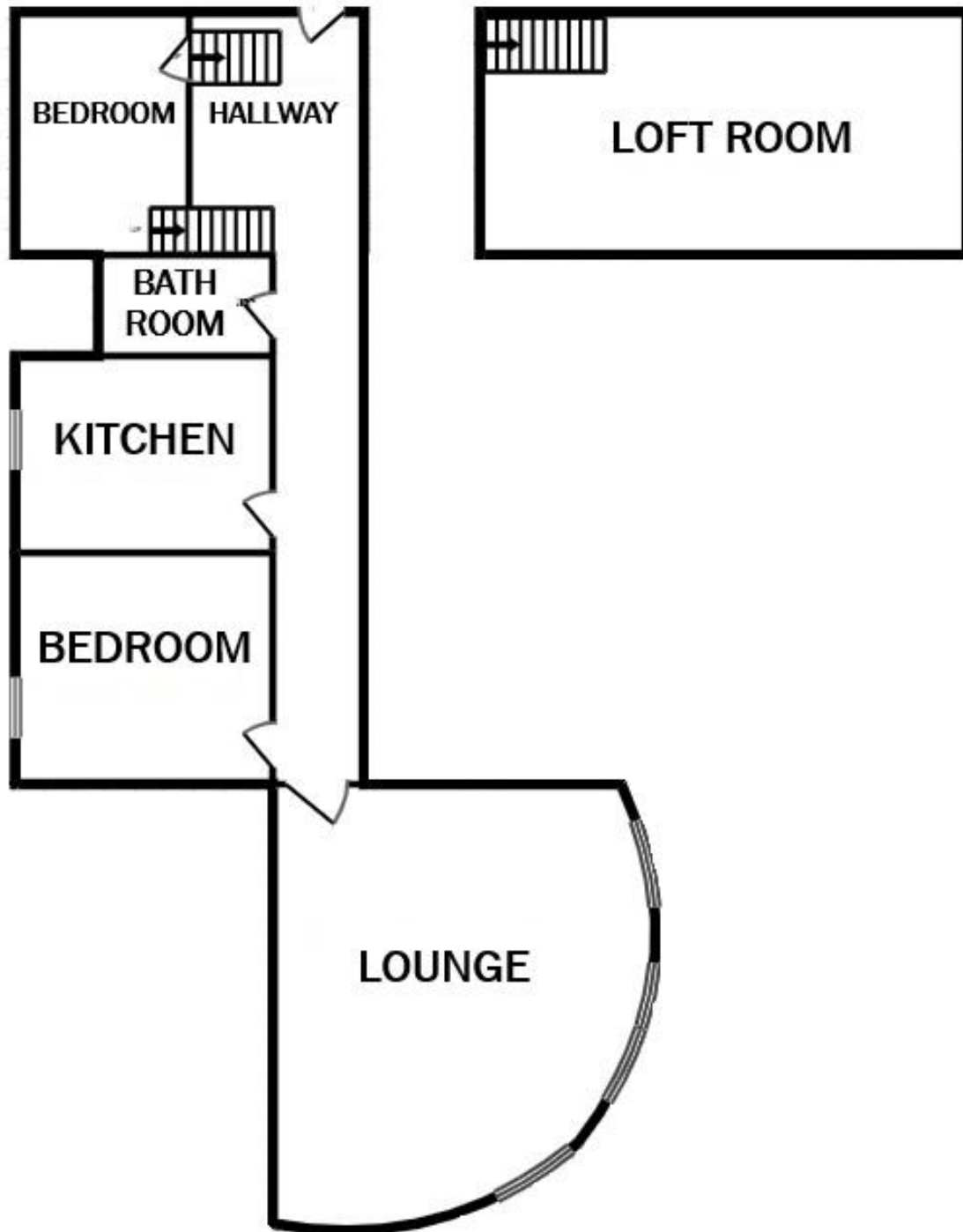
EPC Rate - D

Council Tax Band Rating - A

Council - High Peak Borough Council

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