

74 Bankbottom, Hadfield, Glossop, SK13 1BX



- *****FREEHOLD*****
- **NO VENDOR CHAIN**
- **Entrance Vestibule**
- **Two Bedrooms**
- **Loft Room with Velux Window**
- **Large Lounge/Dining Room**
- **Kitchen/Diner**
- **Near to Hadfield Train Station**
- **Close to Shops, Schools & Amenities**
- **Countryside Walks Nearby**

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MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this generous sized property split over three levels. With an open-plan living area, a modern kitchen, two first-floor bedrooms, and a loft room. The ground floor features a bright living space that flows into the kitchen, with access to the rear garden. The first floor includes two bedrooms and a bathroom and a fixed staircase leading up to a spacious loft room. Outside, the home benefits from a generous sized rear garden. Positioned close to Hadfield train station, it is perfect for commuters, first-time buyers, couples, or families looking for a well-located home within walking distance to local shops, schools and amenities.

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 VESTIBULE

External uPVC double glazed door leading through the vestibule into the open plan living area.

LOUNGE/DINING ROOM

23' 6" x 13' 5" (7.16m x 4.09m) uPVC double-glazed window to the front elevation, two ceiling light points, internal timber door to under stairs storage cupboard, two wall mounted radiators, attractive fireplace and surround with tiled hearth, archway leading through to the kitchen/diner.

KITCHEN/DINER

14' 3" x 8' 5" (4.34m x 2.57m) A spacious kitchen/diner fitted with a mix of low and high units with contrasting work surfaces and splashback tiling. Stainless steel sink and drainer with mixer tap, four-ring gas hob, oven and overhead extractor fan. Space for tall fridge freezer, space and plumbing for washing machine/dishwasher or tumble dryer, spotlights to ceiling, wall mounted radiator, uPVC double-glazed window to rear elevation with garden aspect, uPVC double glazed external door leading to the garden.

LANDING

Ceiling light point, internal doors leading to first floor accommodation and stairs leading up to the loft room

MAIN BEDROOM

13' 6" x 10' 9" (4.11m x 3.28m) A spacious double bedroom with uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling light point.

BEDROOM TWO

11' 9" x 6' 7" (3.58m x 2.01m) uPVC double glazed window to the rear elevation, ceiling light point, wall-mounted radiator, fireplace & surround.



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BATHROOM

7' 8" x 6' 1" (2.34m x 1.85m) A three-piece suite with bath and overhead shower low-level WC, pedestal sink, wall-mounted radiator, splashback tiling, uPVC double glazed window to the rear elevation, ceiling light point.

LOFT ROOM

14' 8" x 12' 8" (4.47m x 3.86m) Accessed via a fixed staircase, a spacious room with Velux double-glazed window, exposed beams to the ceiling, wall-mounted radiator and spotlights to the ceiling, perfect storage area.

EXTERNALLY

A spacious back garden with a mixture of flagged and lawned areas with flowerbeds to either side, stone steps leading to an elevated area of the garden.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

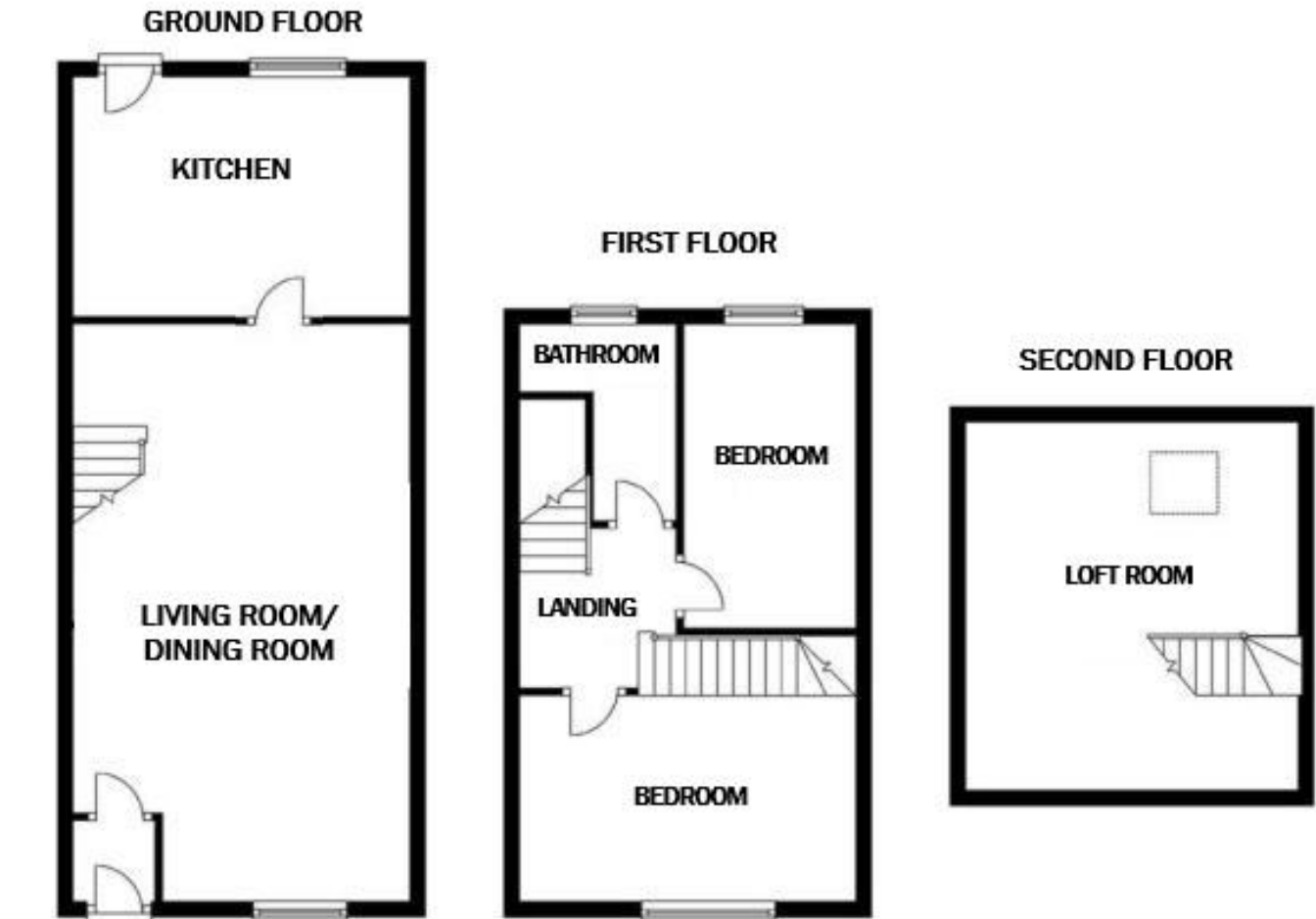
EPC Rate - C

Council Tax Band Rating - B

Council - High Peak Borough Council



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Plan produced using PlanUp.

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