



Asking Price  
£320,000

SALES AND LETTINGS

84 Lower Barn Road, Hadfield, Glossop, Derbyshire, SK13 2EL



- FREEHOLD
- Link Detached Family Home
- Three Bedrooms
- Driveway and Garage
- Front & Rear Gardens

- Beautiful Kitchen & Utility Room
- Inviting Hallway
- Lounge with Wood Burner
- Conservatory
- Desirable Location

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## MAIN DESCRIPTION

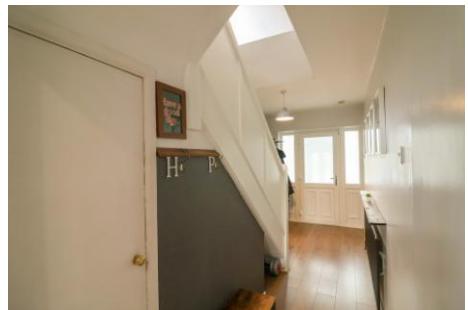
### \*\*\*FREEHOLD \* DESIRABLE LOCATION\*\*\*

Stepping Stones are delighted to offer for sale this immaculately presented link detached family home situated within the much sought after Lower Barn Road location in Hadfield.

Hadfield is a small village just outside its larger neighboring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

This beautiful home offers excellent family accommodation and is beautifully presented and decorated throughout with the internal accommodation in brief comprising; Entrance Porch, Entrance Hallway, Lounge with wood burning Stove, beautifully appointed Kitchen/Diner, Utility Room and Conservatory to the ground floor and to the first floor are Three Bedrooms and Family Bathroom.

Externally to the front is a lawned garden and driveway providing access to the garage and to the rear is a fully enclosed private rear garden with lawn and raised decked area.



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## ENTRANCE PORCH

5' 7" x 3' 3" (1.7m x 0.99m) uPVC double glazed entrance door to porch with ceiling light point and uPVC double glazed entrance door to hallway.



## ENTRANCE HALLWAY

A spacious and inviting hallway with turn stair to the first-floor accommodation, under stair storage cupboard, wall mounted radiator, ceiling light points, internal doors to the ground floor.



## KITCHEN/DINER

22' 8" x 7' 9" (6.91m x 2.36m) A range of high and low fitted kitchen units with contrasting solid quartz splashback worksurfaces, integrated eye level oven and microwave, full-size dishwasher, four ring induction hob with over hob extractor fan, floor mounted vertical designer radiator, Belfast sink, breakfast bar with two pendant lights, ceiling spotlights, opening through to dining area with floor mounted designer radiator, uPVC double glazed patio doors providing access to the conservatory and opening through to lounge, internal door to utility.



## LOUNGE

15' 8" x 10' 6" (4.78m x 3.2m) A generous sized lounge with uPVC double glazed window to the front elevation with countryside views and open aspect, 2 x wall light points, woodburning stove, TV aerial point, wall mounted ceiling light point, radiator.



## CONSERVATORY

11' 3" x 9' 3" (3.43m x 2.82m) uPVC double glazed conservatory to the rear elevation with patio doors providing access to the rear garden, wall mounted paneled radiator, power points.



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## UTILITY ROOM

11' 6" x 5' 3" (3.51m x 1.6m) A generously sized utility room with high and low fitted units, contrasting splashback worksurfaces, Belfast sink with mixer tap, plumbing for automatic washing machine and space for condensing dryer, ceiling spotlights, wall mounted designer vertical radiator, housing for American style fridge freezer.



## LANDING

Turn stair from the ground to the first floor, loft access point with Fully boarded loft with pulldown ladders and light point, ceiling light point, uPVC double glazed window to the side elevation, internal doors to the first-floor accommodation.



## MAIN BEDROOM

12' 7" x 10' 0" (3.84m x 3.05m) A generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, wall mounted TV aerial point, ceiling light point.



## BEDROOM TWO

12' 6" x 9' 5" (3.81m x 2.87m) A second generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views and garden aspect, wall mounted radiator, ceiling light point.



## BEDROOM THREE

8' 0" x 7' 3" (2.44m x 2.21m) A single bedroom with uPVC double glazed window to the front elevation, built in double wardrobe, wall mounted vertical radiator, ceiling light point.



## BATHROOM

8' 5" x 7' 6" (2.57m x 2.29m) A four-piece suite comprising low-level WC, sink drawer unit, bath with mixer tap and handheld shower and walk-in shower with both rainfall and handheld showerheads, splashback tiling, uPVC double glazed window to the rear elevation, extraction fan, wall mounted vertical designer radiator, ceiling spotlights.



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## EXTERNAL

Externally to the front is a lawned garden and driveway providing access to the garage and to the rear is a fully enclosed private rear garden with lawn and raised decked area.

## DISCLAIMER

Tenure - Freehold  
Council Tax Band - C  
EPC Rate - D



Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

#### 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.