



## 5 Church Street, Hadfield

£169,950 Leasehold

NO VENDOR CHAIN • Three Bedroom Stone Cottage • Entrance Vestibule to Lounge • True Kitchen/Diner • Shower Room • Private Rear Garden with Outbuilding • Pleasant Church Aspect • Close to Hadfield Village Centre • Short Walk to Hadfield Railway Station • Easy Access to Local Schools



#### CHAIN FREE

Nestled in a pleasant position with an attractive church aspect, **5 Church Road, Hadfield** presents a fantastic opportunity to acquire a charming **three-bedroom stone cottage** brimming with potential. Requiring a degree of modernisation and renovation, this delightful home is perfect for **first-time buyers looking to get onto the property ladder**, as well as those seeking an exciting project to create a wonderful home tailored to their own style and taste.

The accommodation offers well-proportioned living space throughout, comprising a welcoming **lounge**, a spacious **kitchen/diner**, **three bedrooms**, and a **shower room**. To the rear, the property benefits from a **private enclosed garden**, ideal for relaxing or entertaining, together with a useful **outbuilding** offering excellent storage or further potential.

Ideally situated in the heart of Hadfield, the property enjoys a superb location just a short distance from **Hadfield railway station**, providing convenient links into Manchester and surrounding areas, making it ideal for commuters. The area is also well served by **local schools, shops, cafés, and everyday amenities**, all within easy reach. Hadfield itself is a highly desirable village on the edge of the **Peak District**, renowned for its friendly community feel and exceptional access to the surrounding countryside.

For those who enjoy the outdoors, the location is truly outstanding, with the **Longdendale Trail** beginning close to the station and offering stunning walking and cycling routes through reservoirs and beautiful open countryside. The wider Peak District is also on the doorstep, providing endless opportunities for scenic walks, hiking, and enjoying some of Derbyshire's most breathtaking landscapes.

Council Tax band: B

Tenure: Leasehold



**Vestibule**

uPVC double glazed entrance door to vestibule, meter point cupboard, internal timber and glazed door lounge.

**Lounge**

12' 7" x 12' 5" (3.83m x 3.79m)

UPVC double glazed window to the front elevation with church aspect, ceiling light, 2 x wall light points, gas fire, wall mounted radiator, gas meter, internal door to kitchen diner.

**Kitchen**

13' 2" x 10' 0" (4.02m x 3.06m)

A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, integrated electric oven and four ring Gas hob with overhob extraction fan, integrated fridge and freezer, plumbing for automatic washing machine and slim line dishwasher, uPVC double glazed window to the rear elevation and external door providing access to the rear garden, wall mounted combination boiler, wall mounted radiator, stairs to the first floor accommodation ceiling light point.

**Landing**

Stairs from the ground to the first floor, ceiling light point, loft access and external doors to the first floor.





#### **Bedroom**

12' 6" x 7' 8" (3.82m x 2.33m)

Main bedroom with uPVC double glazed window to the front elevation with church aspect, wall mounted radiator, ceiling light point.

#### **Bedroom two**

12' 8" x 7' 9" (3.85m x 2.37m)

A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

#### **Bedroom three**

10' 4" x 5' 3" (3.15m x 1.60m)

uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.

#### **Bathroom**

7' 3" x 4' 0" (2.22m x 1.23m)

A three-piece suite comprising; low-level WC, pedestal sink unit and large shower cubicle, wall mounted chrome heated towel rail, splash back tiling, ceiling light point, uPVC double glazed window to the rear elevation



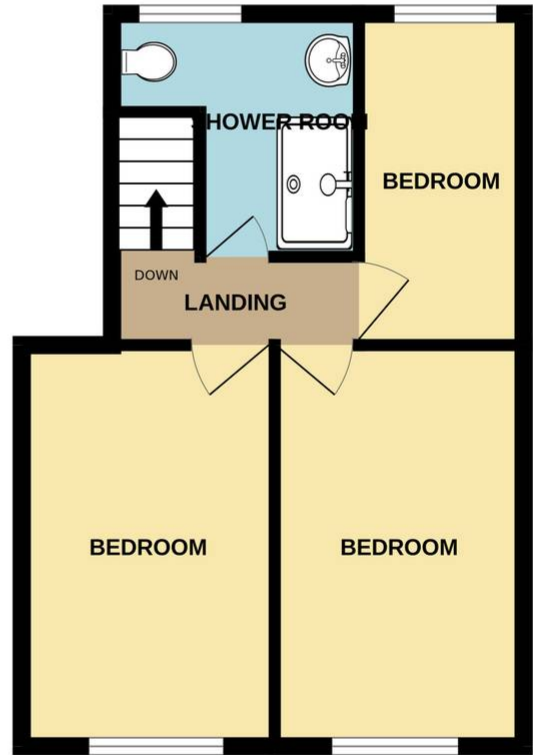
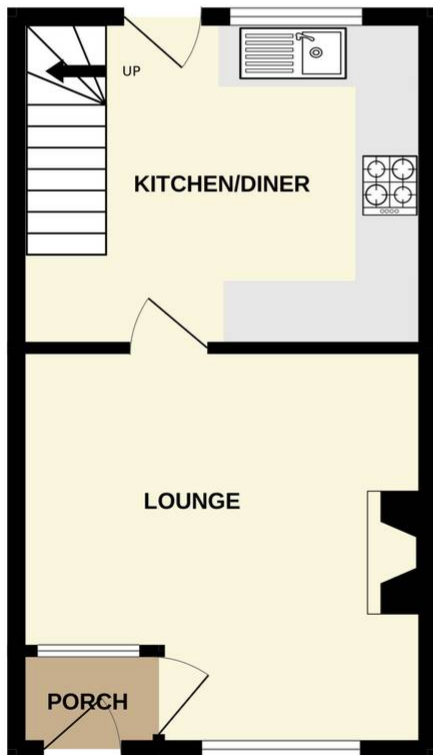


## GARDEN

Private low maintenance garden to the rear with stone storage shed

GROUND FLOOR

1ST FLOOR



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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