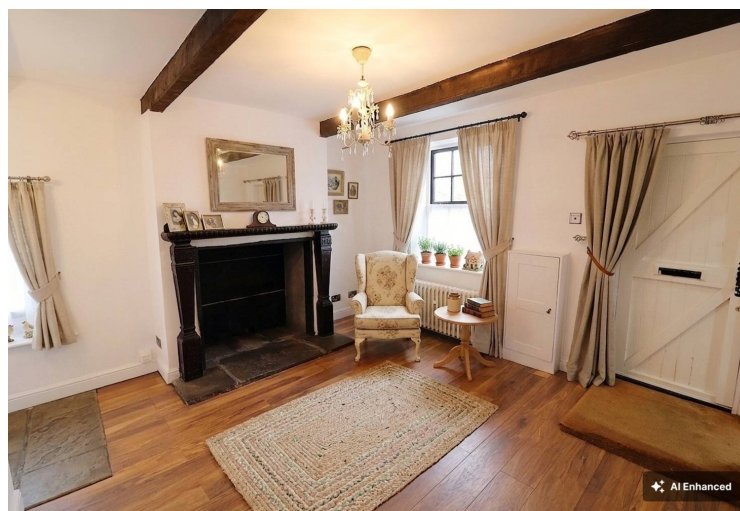




The Back Cottage, Rear Of 5 Jones Street

£180,000 Freehold

- Freehold & no vendor chain • Tucked-away detached stone cottage • Heart of Hadfield Village
- Close to train station (direct to Manchester Piccadilly) • Two bedrooms • Lounge with feature beams
- Main bedroom with vaulted ceiling • Spacious kitchen diner • Front garden with access for 4 neighbours
- Private rear garden with stone shed & outbuilding



FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to represent this tucked-away, unique detached characterful stone cottage in the heart of Hadfield Village, within close proximity to the train station with a direct link to Manchester Piccadilly. This charming two-bedroom home offers well-planned accommodation over two floors, combining traditional features with practical living space.

The property opens into a welcoming lounge with feature beams, a fireplace, and dual-aspect windows creating a bright, airy feel. The spacious kitchen diner is fitted with a range of units, integrated oven and hob, and plumbing for a washing machine—perfect for both everyday living and entertaining.

Upstairs, the main bedroom is a generous double with a characterful vaulted ceiling and fitted wardrobes, while the second bedroom offers built-in storage. The bathroom comprises a modern three-piece suite with bath and over-bath electric shower.

Externally, there is a front garden providing right of access for four neighbouring properties, and a private rear garden featuring a stone shed and a further outbuilding. The area to the rear offers some scope for extending subject to the usual planning restrictions.

An ideal home for buyers seeking character, charm, and practical living in a convenient Hadfield location with the potential to extend further to the rear (subject to planning permission)

Council Tax band: C

Tenure: Freehold



Lounge

12' 5" x 11' 4" (3.78m x 3.45m)

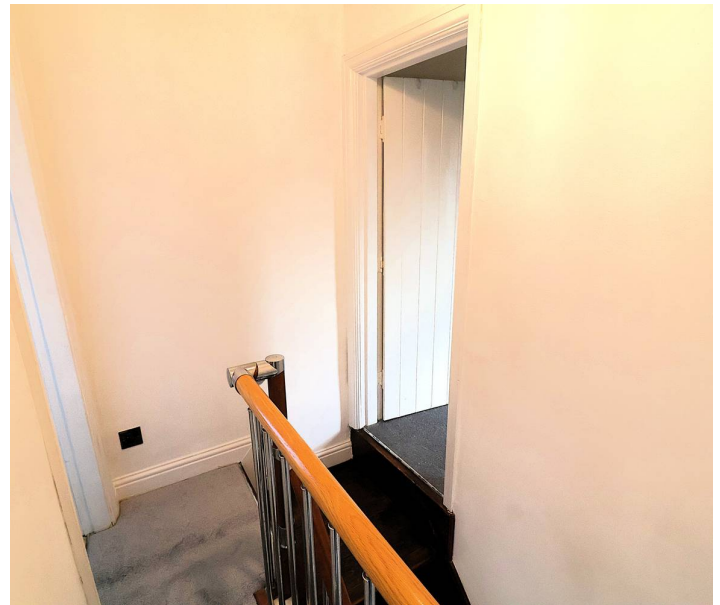
External door leading into the lounge with double-glazed window to the front elevation. Character features include beams to the ceiling and a feature fireplace ideal for the installation of a log burner or log gas fire subject to building regulations. Additional window to the rear elevation, ceiling light point, floor-mounted radiator, meter point, and fitted cupboards and dining area with window seating / reading nook area.



Kitchen

11' 3" x 9' 5" (3.43m x 2.87m)

Fitted with a range of kitchen units with contrasting work surfaces and tiled splash backs. Circular stainless steel sink and drainer unit with mixer tap, eye-level storage, integrated brand new electric oven and four-ring gas hob, plumbing for an automatic washing machine, plumbing for dishwasher and newly installed ceiling spotlights. Window to the front elevation, television point, and stairs rising to the first floor.



Landing

Stairs from the ground floor to the first-floor landing with internal doors to the accommodation and ceiling light point.





Main Bedroom

11' 6" x 11' 3" (3.51m x 3.43m)

A generous double bedroom with window to the front elevation, ceiling spotlights, pitched roof with exposed beams, additional ceiling light, two wall light points, floor-mounted radiator, and fitted wardrobes, brand new carpets.



Bedroom Two

10' 0" x 6' 0" (3.05m x 1.83m)

A single bedroom with built-in wardrobe, wall-mounted boiler, storage cupboard, radiator, and window to the front elevation, brand new carpets.



Bathroom

6' 4" x 5' 1" (1.93m x 1.55m)

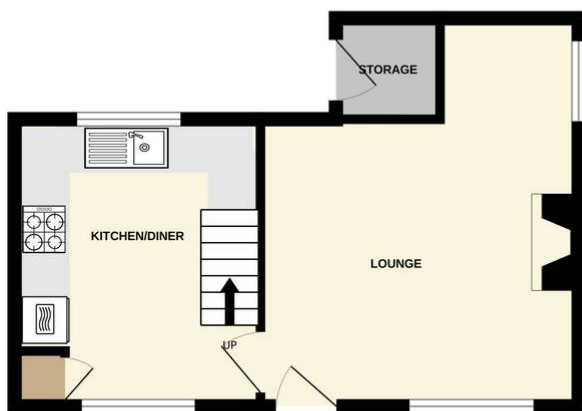
Fitted with a three-piece suite comprising bath with over-bath electric shower, WC, and sink set within a cabinet unit. Window to the rear elevation, ceiling spotlights, wall-mounted radiator, and extractor fan.



GARDEN

Externally, there is a front garden providing right of access for four neighbouring properties, and a private rear garden featuring a stone shed and a further outbuilding. The area to the rear offers some scope for extending subject to the usual planning restrictions.

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.1 sq.m.) approx.

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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