



Apt 18, Oakford Court Newshaw Lane, Hadfield

£148,960 Leasehold

CHAIN FREE • First Floor Apartment with Lovely Aspect • Over 55s capable of independent living • 2 Double Bedrooms • 1 En-Suite and an Additional Bathroom • Open Plan Lounge/Diner • Use of Communal Lounge, Laundry & Guest Room • Use of Parking Bays • Close to Hadfield Railway Station



OVER 55's FIRST FLOOR APARTMENT

Stepping Stones are delighted to present this spacious first-floor apartment within a highly regarded and unique development of just 27 homes, designed exclusively for residents aged 55 and over who are capable of independent living.

Situated in the popular village of Hadfield, just a short distance from the larger town of Glossop, this much sought-after development offers an excellent range of nearby shopping and leisure amenities, along with a direct rail link to Manchester City Centre. For those who enjoy the outdoors, Hadfield is surrounded by beautiful countryside, with the Longendale Trail and Bottoms Reservoir just a short stroll away.

Residents benefit from a variety of well-maintained communal facilities, including a spacious residents' lounge with kitchen (ideal for entertaining guests), an overnight guest suite available at a reasonable rate, a fully equipped laundry room, lift and stair access to all floors, residents' parking, and attractive communal gardens.

The apartment itself comprises: Entrance Hallway with storage cupboard, Lounge, Kitchen, Spacious Double Bedroom with Ensuite, Second Bedroom, and Bathroom.

Externally, there is an allocated parking space and use of the beautiful communal gardens.

Viewing is highly recommended. Please note there is a no pet policy within the development, and residents are required to be capable of independent living.

Council Tax band: C

Tenure: Leasehold



COMMUNAL ENTRANCE

Security Entrance door to communal hallway with lift and stair access and access to main communal lounge.

Private Entrance Hallway

A spacious entrance hallway with ceiling spotlights, wall mounted heater, loft access point, internal doors to accommodation and generous storage cupboard.

Storage

6' 3" x 3' 6" (1.91m x 1.07m)

Storage cupboard with ceiling light point, consumer unit and boiler.

Main Bedroom

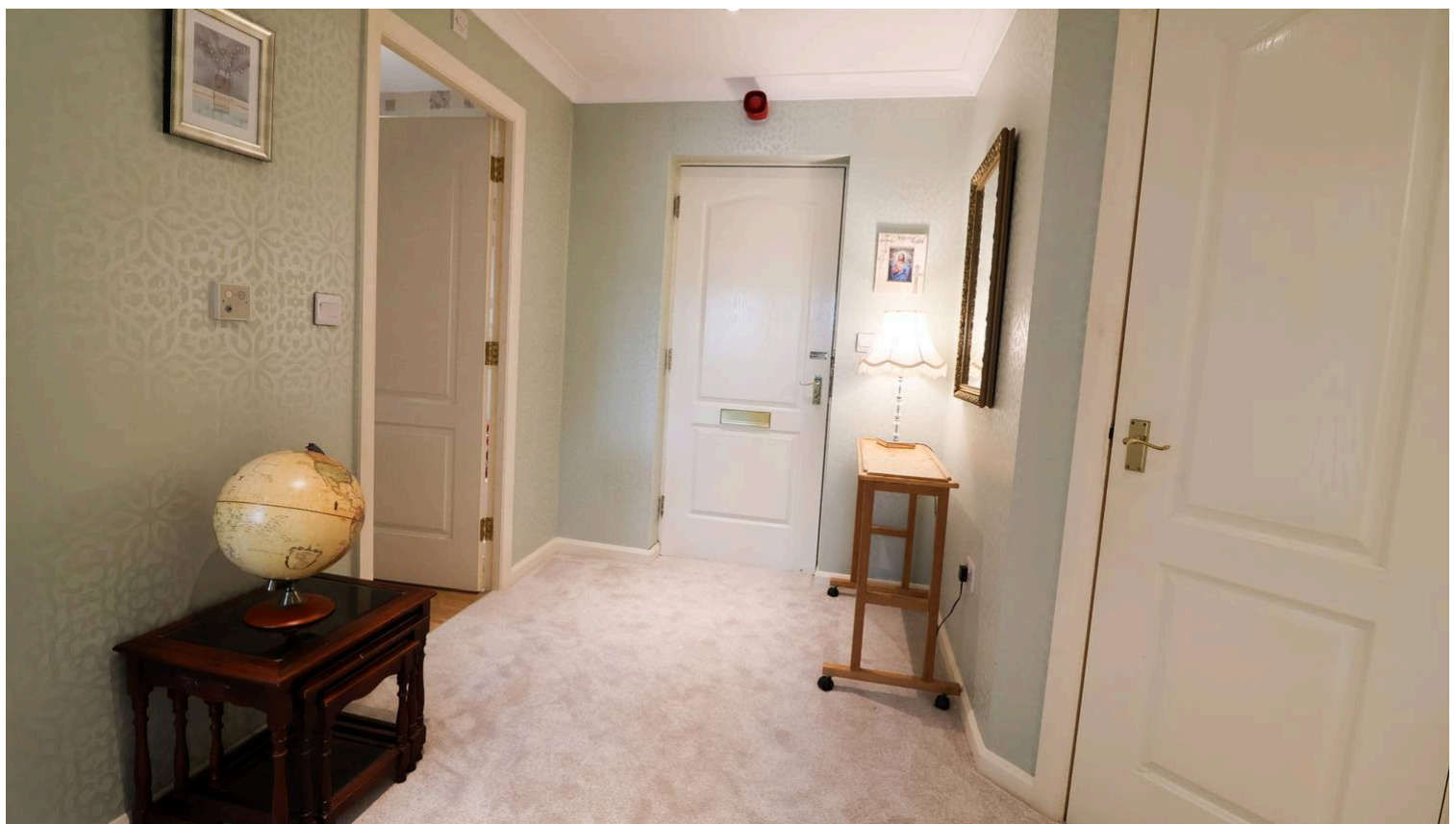
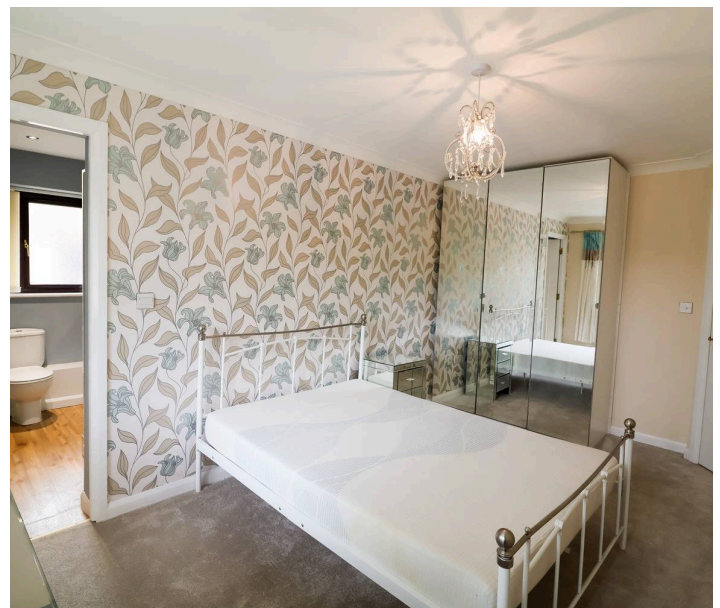
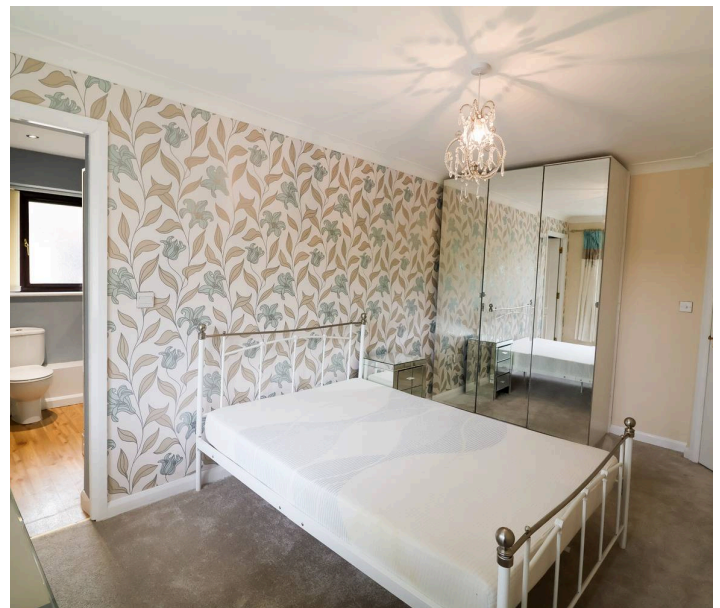
16' 4" x 15' 0" (4.98m x 4.57m)

A large double bedroom with uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted electric heater, internal door leading to ensuite.

EN-SUITE

14' 0" x 12' 5" (4.27m x 3.78m)

A three-piece suite comprising shower unit, low level WC, pedestal sink unit, chrome wall mounted towel rail, uPVC double glazed window to the side elevation.





Bedroom Two

12' 2" x 6' 8" (3.71m x 2.03m)

uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted heater.

Bathroom

14' 0" x 10' 4" (4.27m x 3.15m)

A three-piece suite with shower over bath, low level WC, pedestal sink unit, spotlights to ceiling, extractor fan, chrome wall mounted towel rail, spotlights to ceiling. splashback tiling.

Lounge

15' 8" x 10' 5" (4.78m x 3.18m)

uPVC double glazed window to front elevation with far reaching countryside views, two ceiling light points, wall mounted heater, electric fire with fire surround.



Kitchen

9' 5" x 6' 2" (2.87m x 1.88m)

A range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, integrated electric oven and four ring electric hob with over hob extractor fan, stainless steel sink and drainer unit with mixer tap, integrated tall fridge freezer, ceiling light point, integrated dishwasher.

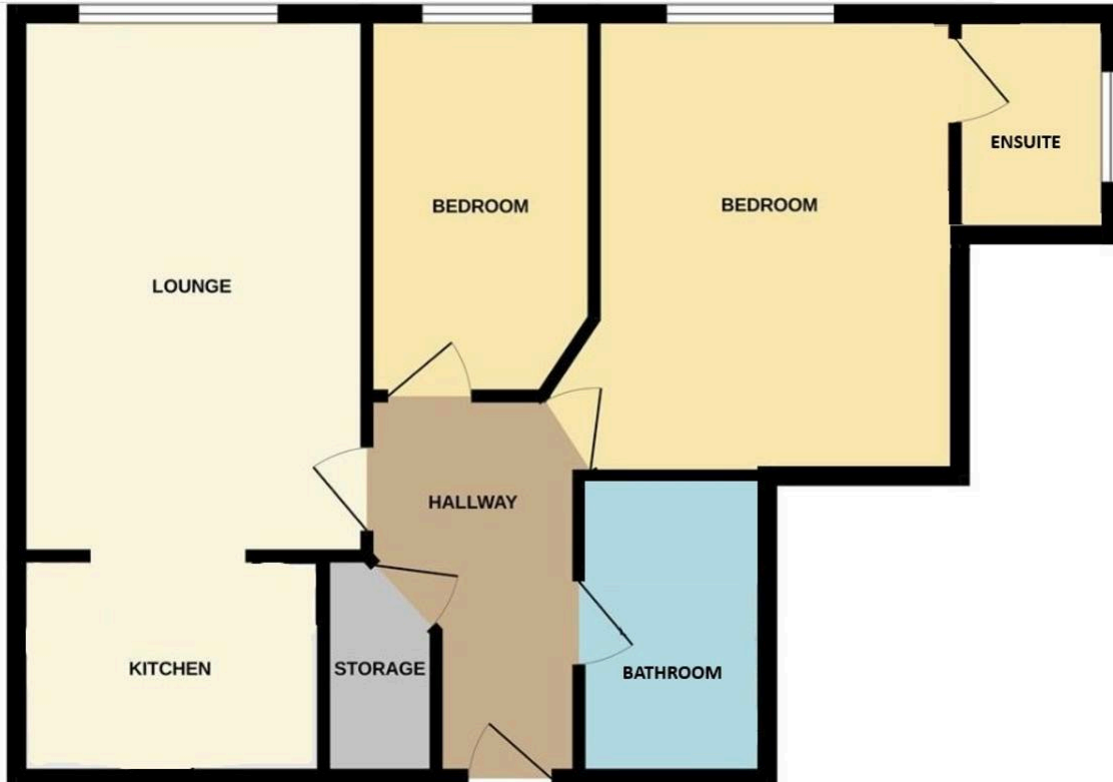
Communal Facilities

Communal Lounge with kitchen, Laundry Room, Gardens, Guest Accommodation at cost.



GARDEN

Use of the communal gardens.



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