



## 41 Hadfield Road, Hadfield

£172,000 Leasehold

Hadfield Location • Spacious Lounge • Kitchen diner • Two double bedrooms  
• Double Glazing • Gas heating • Modern bathroom • Storage space



## CHAIN FREE

Introducing this well-presented two-bedroom mid-terraced house, ideally situated in the popular area of Hadfield. This attractive property is offered with no vendor chain, making it an excellent opportunity for first-time buyers, downsizers, or investors seeking a straightforward purchase.

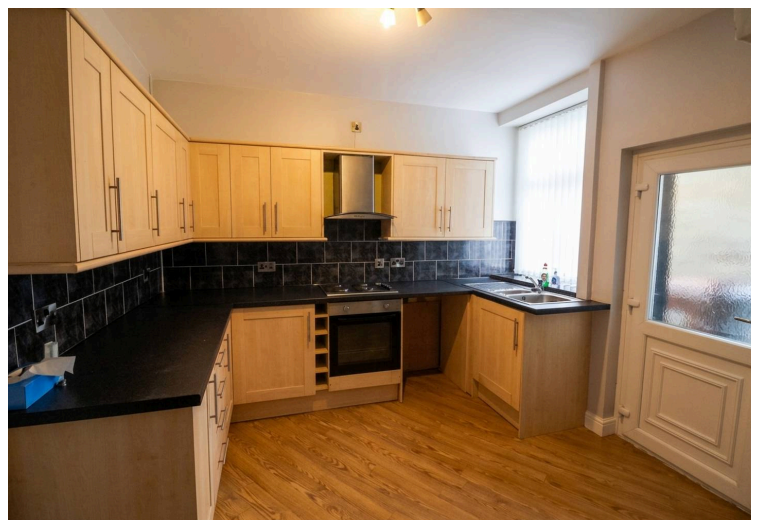
The accommodation comprises a spacious lounge, perfect for relaxing or entertaining guests, and a generous kitchen diner that provides ample space for family meals or social gatherings. The bedrooms offer comfortable and versatile living arrangements, while the modern bathroom is finished to a high standard, featuring contemporary fittings and fixtures.

Externally, the property benefits from a well-maintained communal garden, providing a pleasant environment for outdoor activities and relaxation. A single stone outbuilding offers additional storage space for bicycles, gardening equipment, or other belongings. The communal setting fosters a sense of community while maintaining privacy and security.

Ideally located, the property is just a short walk from Hadfield railway station and the village centre, where a range of shops, restaurants, pubs, and local amenities can be found. With excellent transport links and access to scenic countryside walks, this home perfectly combines convenience with lifestyle appeal.

Council Tax band: A

Tenure: Leasehold



### Entrance vestibule

uPVC double glazed entrance door to vestibule with timber door to lounge,

### Lounge

12' 6" x 17' 6" (3.81m x 5.33m)

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, meter point cupboards, internal door to kitchen diner.

### Kitchen/Diner

9' 1" x 12' 1" (2.77m x 3.68m)

A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, integrated electric oven, four ring gas hob, extractor fan, stainless steel sink and draining unit with mixer tap, stairs to the first-floor accommodation, wall mounted radiator, ceiling light point, uPVC double glazed window and door to the rear elevation.

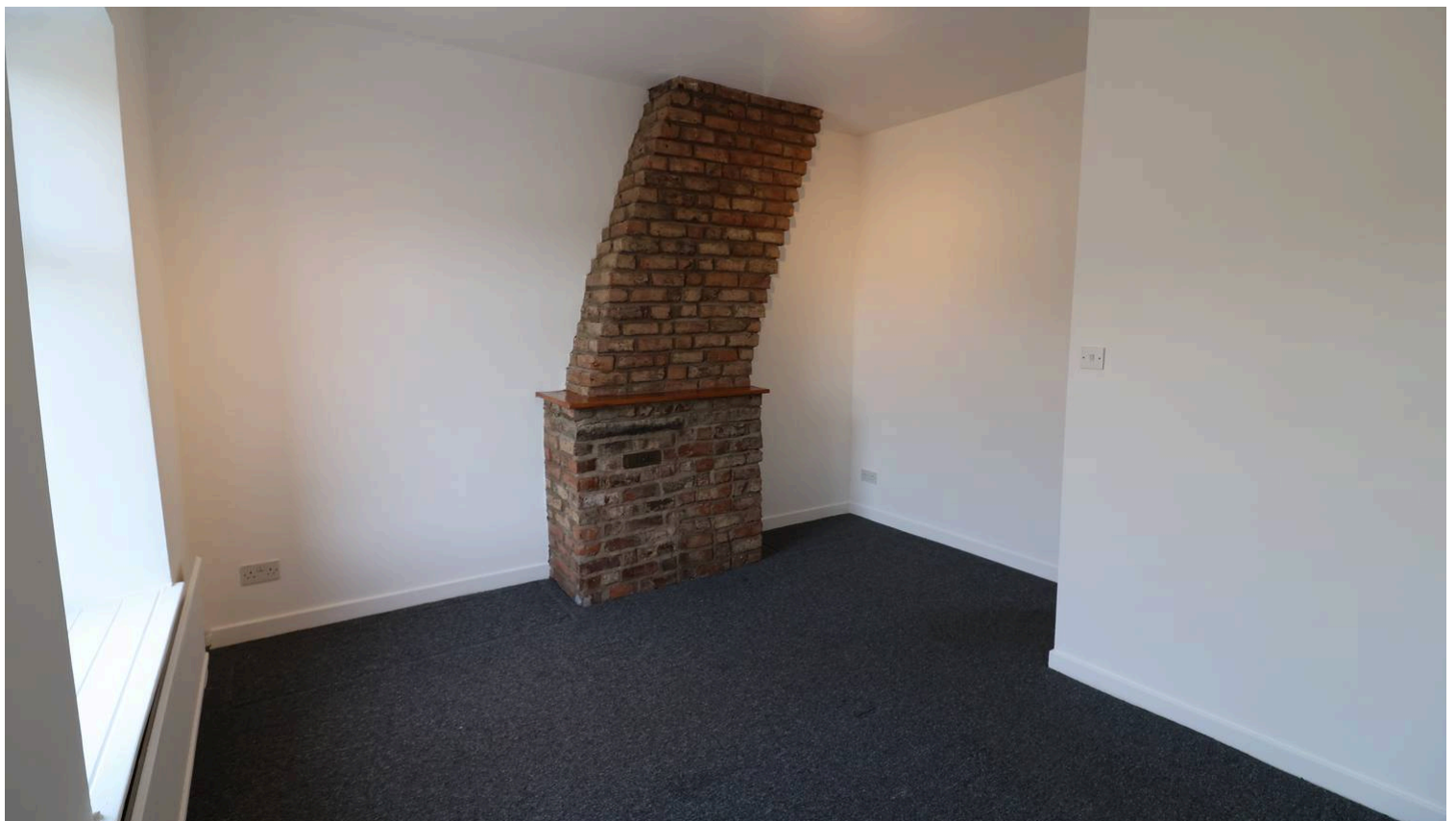
### Landing

stairs from the ground to the first floor, internal doors to the first floor accommodation, ceiling light point, loft hatch.

### Main Bedroom

12' 6" x 12' 6" (3.81m x 3.81m)

A generous double bedroom with uPVC double window to the front elevation, wall mounted radiator, ceiling light point and expose brick fireplace.





### **Bedroom Two**

10' 0" x 9' 6" (3.05m x 2.90m)

double glazed window to the rear elevation, wall mount radiator, ceiling light.

### **Bathroom**

6' 5" x 5' 7" (1.96m x 1.70m)

A three-piece suite comprising low-level W/C, wall sink unit with mixer tap and bath with over bath shower, ceiling spotlight, two uPVC double glazed window to the rear elevation, splash back tiling, extraction fan, storage cupboard housing Worcester boiler, wall mounted chrome heated towel rail.

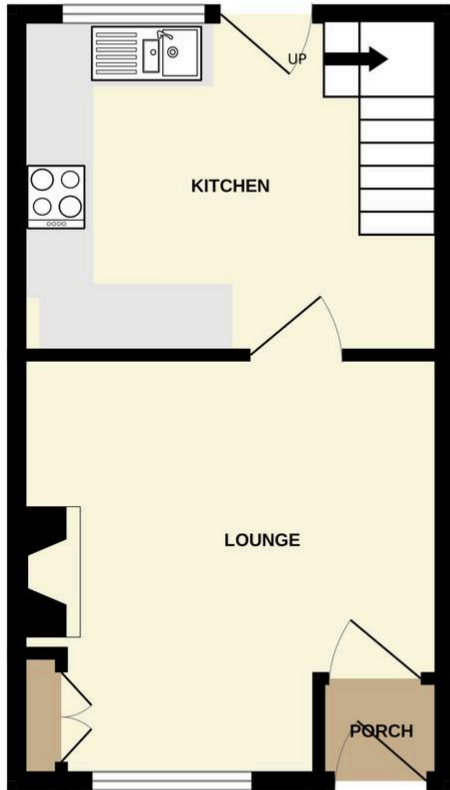




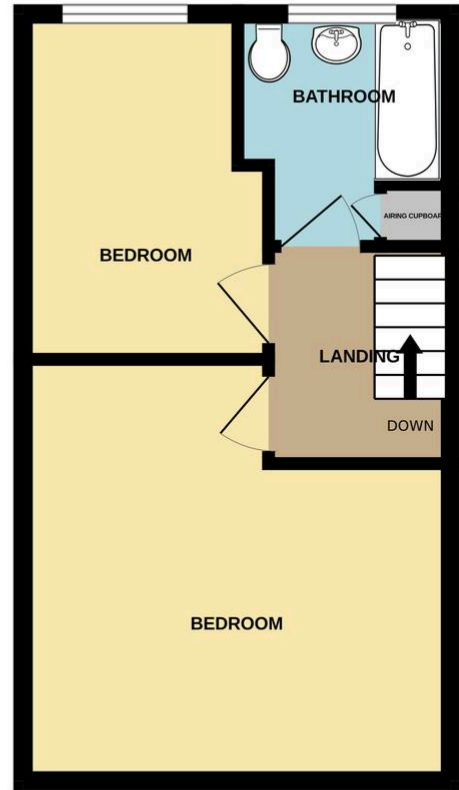
## **COMMUNAL GARDEN**

Enclosed lawned communal garden with outbuildings.

GROUND FLOOR



1ST FLOOR



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