

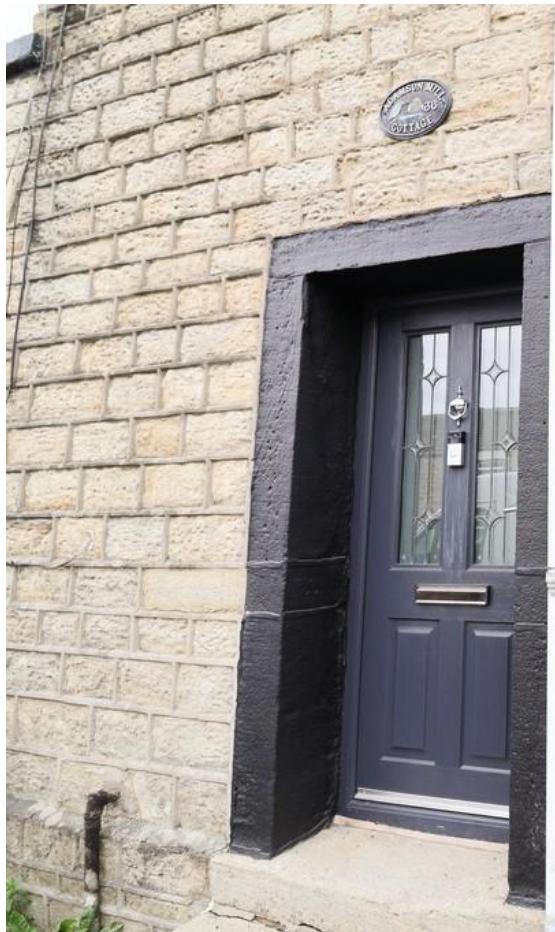


# STEPPING STONES

SALES AND LETTINGS

Asking Price  
£185,000

**36 Bankbottom, Hadfield, Glossop, Derbyshire, SK13 1BY**



- \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*
- TURN KEY HOME
- Stone Mid Terrace
- Two Double Bedrooms
- High Spec Bespoke Kitchen

- South East Facing Rear Garden
- Close to Hadfield Village
- Near to Train Station & Amenities.
- Ideal for F.T.B downsizing
- Countryside Views

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## MAIN DESCRIPTION

Stepping Stones are delighted to present this beautifully refurbished two-bedroom stone-built cottage, ideally located in the heart of Hadfield. Combining period charm with modern finishes, this home has been thoughtfully renovated throughout and is perfect for first-time buyers, downsizers, or investors seeking a turnkey property.

Upon entering, you're welcomed into a bright and stylish lounge with new flooring, a feature fireplace, and fresh, neutral décor. The newly fitted kitchen offers sleek cabinetry, integrated appliances, and access to a private rear yard - ideal for relaxing or entertaining.

Upstairs, the property boasts two generously sized bedrooms, both finished to a high standard, along with a brand new, contemporary three-piece bathroom suite featuring quality fixtures and fittings.

This home has undergone a complete renovation, including updated electrics and plumbing, new flooring throughout, and a modernised interior that blends seamlessly with its original character.

Situated on a quiet street within walking distance of Hadfield's amenities and train station, the location provides excellent transport links to Manchester and beyond. The surrounding area offers a great choice of local shops, schools, and scenic countryside, with the Peak District National Park just a short drive away.

This is a rare opportunity to purchase a fully modernized home in a well-connected and highly desirable village. Early viewing is highly recommended.



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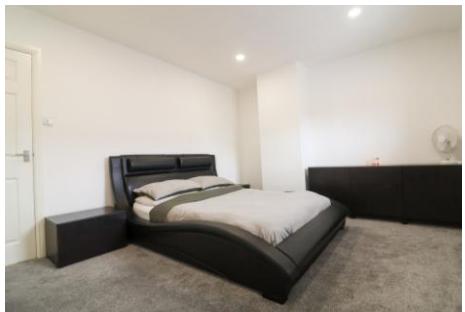
## LOUNGE

13' 5" x 11' 2" (4.09m x 3.4m) A bright and stylish lounge with a uPVC double glazed window to the front elevation, spotlights to ceiling, wall-mounted radiator, bespoke media wall built into the chimney breast with a modern electric fire and wall-mounted TV unit, inventive built-in shoe storage maximises functionality without compromising space.



## KITCHEN

11' 4" x 10' 5" (3.45m x 3.18m) A beautifully finished kitchen featuring a uPVC double glazed window with solid oak inlet to the rear elevation with garden views and a uPVC double glazed rear door leading out to the garden. Fitted with a mix of high and low-level units, solid oak worktops, double sink with mixer tap, integrated appliances include a fridge freezer, dishwasher, microwave and electric oven. A central island provides additional storage, breakfast bar, four-ring induction hob, spotlights to ceiling, under-stairs storage with electric and plumbing for a washing machine, built-in storage and drawers for extra utility storage.



## MAIN BEDROOM

13' 2" x 11' 2" (4.01m x 3.4m) A spacious and double bedroom with countryside views, uPVC double glazed window to the front elevation, spotlights to ceiling, wall-mounted radiator.



## BEDROOM TWO

11' 1" x 5' 6" (3.38m x 1.68m) uPVC double glazed window overlooking the rear garden, spotlights to ceiling, wall-mounted radiator.



## BATHROOM

8' 2" x 3' 9" (2.49m x 1.14m) Fitted with a modern three-piece suite comprising bath with overhead shower, low-level WC and pedestal sink, splashback tiling, chrome wall mounted towel rail, extractor fan, uPVC double glazed window to the rear elevation, built-in cupboard housing the boiler.

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## EXTERNALLY

South East facing rear garden with a mix of gravel, decking, and elevated patio areas.



## DISCLAIMER

Council Tax Band Rating - A

Council - High Peak Borough Council

This information was obtained through the directgov website. Stepping Stones Asset Management Ltd offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.



The vendor has advised the following:

Property Tenure is Freehold

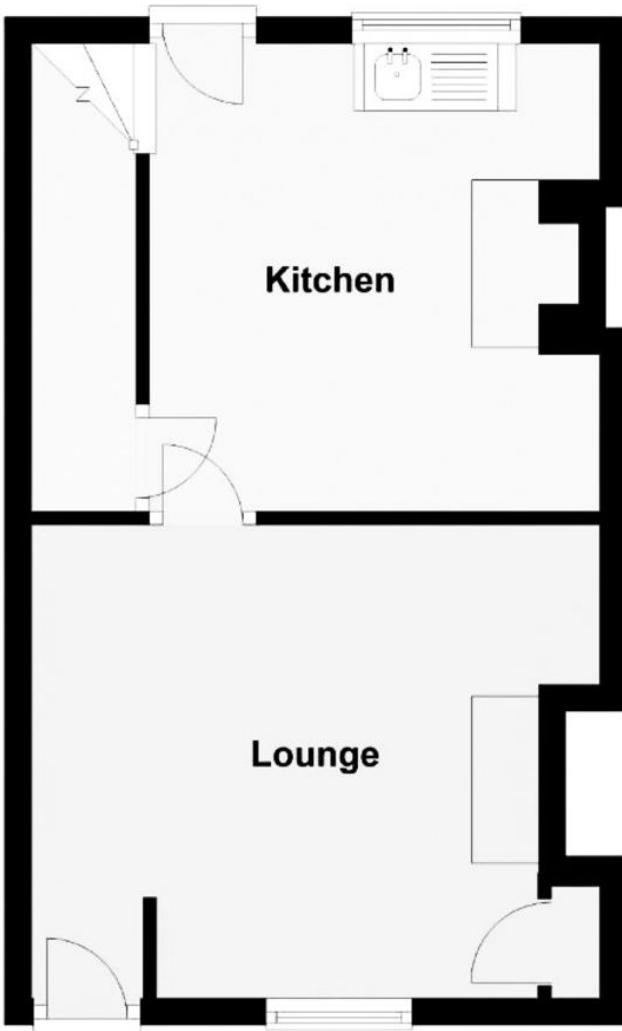
EPC Rate - C



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## Ground Floor



## First Floor



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.