





148 Hadfield Road, Hadfield

£219,950 Leasehold

CHAIN FREE • Refurbishment Opportunity • Spacious Lounge & Kitchen Diner • Garden Room enjoying access to the Lovely Rear Garden • Three Generous Bedrooms • Forecourt Walled and Gated Garden • Close proximity for oudoor pursuits • Close proximity to Hadfield Centre and Railway





Chain Free

Offering generous accommodation, excellent room proportions and a beautiful established rear garden, this three-bedroom terraced home presents an exciting refurbishment opportunity for buyers looking to create a home to their own taste and style.

The property offers plenty of potential, with well-proportioned accommodation comprising a spacious lounge, and Kitchen/Diner providing ample space for everyday living and entertaining, three good-sized bedrooms and a versatile garden room offering additional flexible living space.

Externally, there is a forecourt to the front and a particularly attractive, established private garden to the rear, providing a lovely outdoor space to enjoy.

The location is another real highlight, conveniently positioned within easy reach of Hadfield village centre and its range of local shops and amenities. For those who enjoy the outdoors, there is stunning open countryside nearby, together with Bottoms Reservoir and the Longdendale Trail, offering wonderful opportunities for walking and cycling.

Hadfield railway station provides a direct rail link into Manchester city centre, making this an appealing location for commuters, whilst excellent bus connections also serve Stalybridge and Ashton-under-Lyne.

Whether you are looking for your next project, a family home with generous proportions or an opportunity to add value, this property offers a fantastic combination of space, location and potential. Early viewing is highly recommended to appreciate the accommodation, garden and possibilities on offer.

Council Tax band: B

Tenure: Leasehold











Entrance vestibule
3' 5" x 3' 1" (1.04m x 0.93m)
External door to entrance electrical meter point cupboard, internal door to lounge

Lounge
15' 1" x 12' 11" (4.59m x 3.93m)
A generous size lounge with uPVC double glazed window to the front elevation, high ceilings with cornice, attractive fireplace with Gas effect fire, ceiling light point, internal door through two kitchen diner with under stair storage, cupboard with power and lighting.

Kitchen diner
12' 0" x 12' 6" (3.66m x 3.82m)
A generous size kitchen diner with uPVC double glazed window to the rear elevation, external door providing access to the conservatory, a range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, plumbing for automatic washing machine, integrated electric oven and four ring gas hob, sink and draining unit with mixer tap, ceiling light point, wall mounted radiator, stairs to the first floor accommodation.

Garden room
5' 7" x 7' 4" (1.69m x 2.24m)
Garden room with all light points, EPC double glazed window to the rear elevation













Landing
Stairs from the ground to the first floor, ceiling light point, loft access point, internal doors to the first floor accommodation.

Main bedroom
12' 11" x 15' 5" (3.94m x 4.71m)
A generous double bedroom with uPVC double glazed window to the front elevation, fitted double wardrobes times two, wall mounted radiator, ceiling light point.

Bedroom two
12' 8" x 8' 3" (3.87m x 2.51m)
A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point and fitted closet.

Bedroom three
12' 10" x 8' 0" (3.91m x 2.43m)
A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bathroom
7' 2" x 6' 2" (2.18m x 1.89m)
A three piece sweet comprising, low-level WC pedestal sink unit and bath with over bath electric shower, splash back tiling, wall mounted radiator, ceiling light point uPVC window to the rear elevation.



GARDEN

Well established private garden with lawned area.

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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