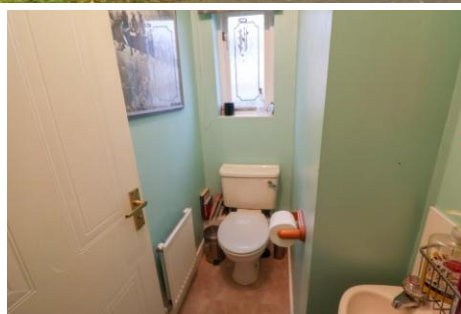


8 Ehlinger Avenue, Hadfield, Glossop, Derbyshire, SK13 1BL



- FREEHOLD
- Semi Detached Family Home
- Entrance Hallway
- Ground Floor w/c
- True Kitchen/Diner

- Three Bedrooms
- En-suite to main
- Family Bathroom
- Front & Rear Gardens
- Driveway for approx. 2 Vehicles

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MAIN DESCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this Semi Detached Family Home situated within this desirable residential development in Hadfield just a short distance from Hadfield Village and Open Countryside.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

The internal accommodation in brief comprises; Entrance Hallway, Ground Floor w/c, Lounge and Kitchen/Diner to the ground floor and Three Bedrooms, En-suite to Main and Family Bathroom to the first floor.

Externally there is a driveway for off road parking for a couple of vehicles, front lawn and gated side access to a private and fully enclosed rear garden with patio and lawn areas.

This is the ideal home for those looking to either upsize or downsize from a larger family property.



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ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with ceiling light point, stairs to the first floor accommodation, internal door through to lounge and downstairs W/C.

GROUND FLOOR W/C

A two-piece suite comprising; low-level WC and wall hung sink unit, ceiling light point, consumer unit, window to the front elevation, wall mounted radiator.

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

A generous sized lounge with window to the front elevation, gas coal effect fireplace, TV Aerial, Ceiling light point, wall mounted radiator x 2, internal timber and glazed door through to kitchen/diner.

KITCHEN/DINER 15' 7" x 10' 0" (4.75m x 3.05m)

A generous sized kitchen/diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven, four ring gas hob and over hob extractor fan, wall mounted boiler, plumbing for automatic washing machine and dishwasher and space for condensing tumble dryer, extraction fan, ceiling light point x 2, space for tall fridge freezer, wall mounted radiator, under stairs storage cupboard, uPVC double glazed patio doors providing access to the rear garden.

LANDING

Stairs from the ground to the first floor with loft access point, ceiling light point, internal doors to the first floor accommodation and airing cupboard.

MAIN BEDROOM 12' 5" x 9' 5" (3.78m x 2.87m)

A double bedroom with bay window to the front elevation, wall mounted radiator, ceiling light point, built-in wardrobe, internal door through to en-suite.

EN-SUITE

A three piece suite comprising; low-level WC, shower and sink, window to the front elevation, splashback tiling, ceiling light point.

BEDROOM TWO 9' 5" x 8' 0" (2.87m x 2.44m)

A further double bedroom with window to the rear elevation, wall mounted radiator, ceiling light point.

BEDROOM THREE 9' 0" x 6' 0" (2.74m x 1.83m)

Window to the rear elevation, ceiling light point, wall mounted radiator.

FAMILY BATHROOM 6' 6" x 6' 4" (1.98m x 1.93m)

A three-piece suite comprising; low-level WC, pedestal sink unit and bath with over bath shower, splashback tiling, window to the side elevation, wall mounted chrome heated towel rail, ceiling light point, extraction fan.

EXTERNAL

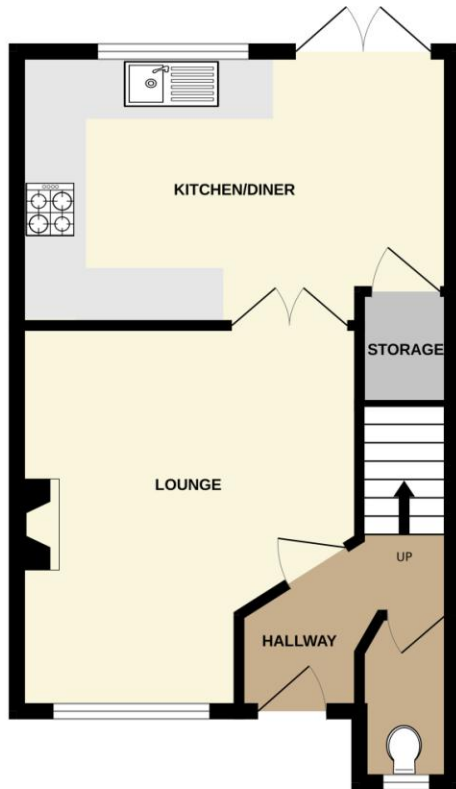
FRONT - Lawned garden and driveway with gated side access to the rear.
REAR - A private and fully enclosed rear garden with lawn and patio areas.

DISCLAIMER

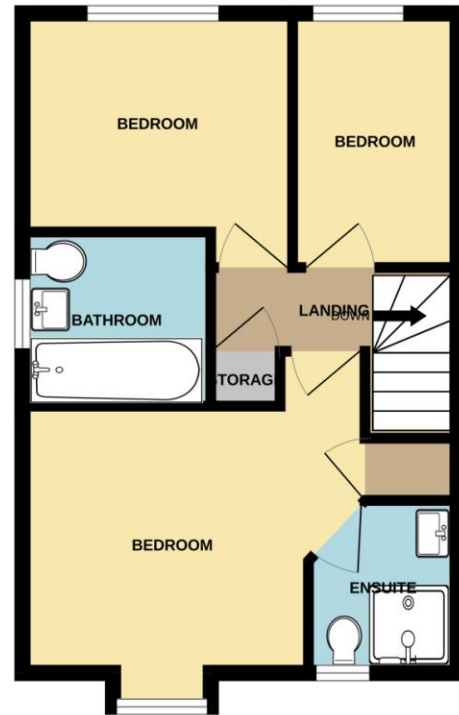
Tenure – Freehold * Council Tax Band – C -* EPC Rate - D



GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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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.

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Company Registration Number 10234493. VAT Registration Number 289737140.