

**31 Church Street, Hadfield, Glossop, Derbyshire, SK13 2AD**



- REFURB OPPORTUNITY
- Former Shop and Family Home
- Two Reception Rooms
- Two Large Cellar Rooms
- Three Bedrooms

- Home Office
- Two Original Attic Rooms
- Accommodation could be Split into Two Houses
- HMO Opportunity
- Close to Hadfield Village

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## MAIN DESCRIPTION

### \*\*\*Refurbishment Opportunity\*\*\*

Stepping Stones are delighted to offer for sale this Former Shop and Family Home situated just a short distance from Hadfield Village and Railway Station.

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 property offers spacious and versatile accommodation spanning over 4 floors from the large cellar rooms to the original attic rooms and the advantage of two main front entrance doors which would allowing the property to be either split into two cottages or re-designed to accommodate HMO accommodation, (subject to planning).

The internal accommodation in brief comprises; Main Reception Room (formally the shop) Kitchen and Reception Two to the ground floor, Two Cellar Rooms to the lower ground floor, Three Bedrooms, Office and Shower Room to the first floor and Two Attic Rooms to the second floor.

Externally to the front is a small patio area ideal for pot plants and a shared rear low maintenance garden.



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## MAIN RECEPTION

20' 5" x 12' 5" (6.22m x 3.78m) A very spacious room formally the shop area with uPVC double glazed double external doors and uPVC double glazed windows to both the front and side elevations, fireplace, wall mounted radiator, 2 x ceiling light points with ceiling rose, internal door to cellar rooms and to the remaining ground floor accommodation.

## KITCHEN

12' 0" x 9' 6" (3.66m x 2.9m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling. Stainless Steel sink and drainer unit, plumbing for automatic washing machine, integrated electric oven and gas hob with over hob extractor fan, Stone flooring, ceiling light point, uPVC double glazed window and external door to the rear elevation, stairs to the first floor accommodation.

## RECEPTION TWO

13' 4" x 12' 0" (4.06m x 3.66m) Secondary reception with uPVC double glazed window with attractive window shutter and external door to the side elevation, wall mounted radiator, ceiling light point, alcove storage cupboards, picture rail.

## CELLAR ONE

10' 5" x 8' 7" (3.18m x 2.62m) Stairs from main reception to cellar room one with power and lighting.

## CELLAR ROOM TWO

19' 2" x 14' 0" (5.84m x 4.27m) A spacious cellar room with ceiling light and power points.

## LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation, wall mounted radiator, stairs to original attic rooms.



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## BEDROOM ONE

13' 6" x 12' 3" (4.11m x 3.73m) A double room with double glazed windows to side and front elevations with far-reaching countryside views, wall mounted radiator, ceiling light point, fireplace.



## BEDROOM TWO

13' 5" x 12' 5" (4.09m x 3.78m) A spacious double bedroom with uPVC double glazed window to the side elevation wall mounted radiator ceiling light point original storage cupboard feature fireplace.



## BEDROOM THREE

10' 9" x 6' 2" (3.28m x 1.88m) A single room with uPVC double glazed patio door with Juliet balcony to the side elevation, wall mounted radiator.



## BATHROOM

9' 7" x 5' 0" (2.92m x 1.52m) A three-piece suite comprising; low-level WC, pedestal sink unit and shower cubicle with rainfall and handheld showerhead, ceiling light point, splashback tiling, wall mounted radiator.



## OFFICE

7' 5" x 6' 7" (2.26m x 2.01m) Wall mounted combination boiler, ceiling light point, uPVC double glazed window to the rear elevation.

## ORIGINAL ATTIC ROOM ONE

16' 6" x 12' 8" (5.03m x 3.86m) Stairs from the landing to the second floor with a spacious original double bedroom with feature beams to ceiling, Velux style window, wall light point, internal door through to secondary Attic Room.

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## ATTIC ROOM TWO

14' 4" x 13' 6" (4.37m x 4.11m) Accessed from Attic Room one is a further double room with Velux style window, storage to eaves, ceiling light point, wall mounted radiator.

## EXTERNAL

To the front is a small patio garden with iron railings ideal for potted plants and to the rear is a communal garden.

## DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £3.00 per annum

Term - 999 years from build date

Council Tax Band - B

EPC Rate



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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