

**3 Spring Bank Mews, Hadfield, Glossop, Derbyshire, SK13 1NJ**



- GARAGE & PARKING
- Semi Detached
- Small Cul-de-Sac Position
- Two Bedrooms
- Private Garden

- Views of the nearby countryside
- Close to Hadfield Village & Railway
- Close to Schools
- Ideal FTB Home
- Ideal Downsizing Property

# 3 Spring Bank Mews, Hadfield, Glossop, Derbyshire, SK13 1NJ

## MAIN DESCRIPTION

### \*\*\*GARAGE & PARKING\*\*\*

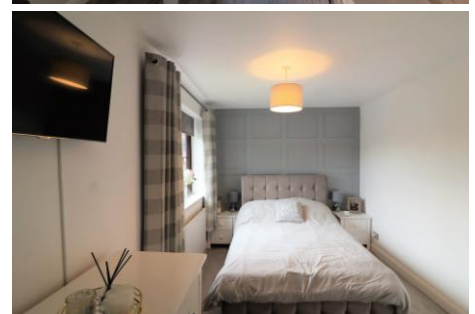
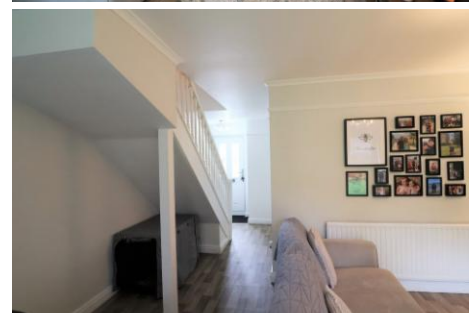
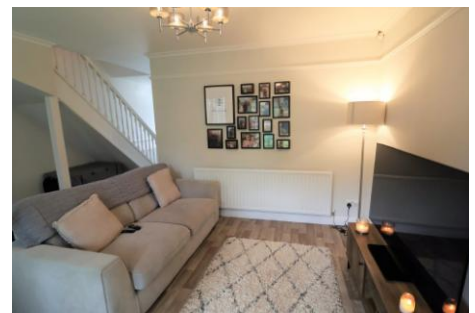
Stepping Stones are delighted to offer for sale this very well presented semi-detached home. This lovely home is ideally placed for local schools, nursery, park, and Hadfield Village Centre.

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, Kitchen and Lounge/Diner to the ground floor and Two Bedrooms and Bathroom to the first floor. The vendor has upgraded the kitchen, bathroom, and internal décor during ownership.

Externally there is the benefit of a semi detached garage and parking in front and a private and fully enclosed rear garden.

Viewing is highly recommended and would make the perfect first home or buy to let investment with approx. income of £950 pcm (5.3% yield)



# 3 Spring Bank Mews, Hadfield, Glossop, Derbyshire, SK13 1NJ

## ENTRANCE HALLWAY

External door to hallway with wall mounted radiator, ceiling light point, stairs to the first floor accommodation, opening through to lounge/diner and kitchen.

## KITCHEN

9' 4" x 7' 3" (2.84m x 2.21m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, under cupboard lighting, wall mounted Worcester combination boiler, integrated electric oven and four ring gas hob with over hob extractor fan, plumbing for automatic washing machine, space for condensing dryer, stainless steel sink and drainer unit, uPVC double glazed window to the front elevation, space for tall fridge freezer.

## LOUNGE/DINER

15' 3" x 11' 2" (4.65m x 3.4m) An inviting room with uPVC double glazed patio doors and window to the rear elevation, wall mounted radiator, ceiling light point, picture rail, TV aerial point.

## LANDING

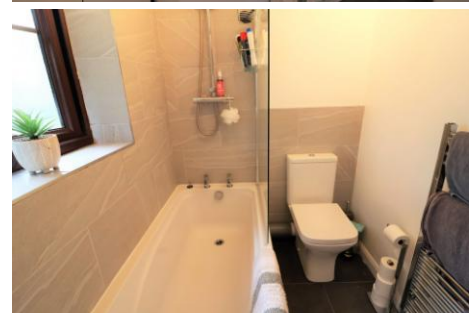
Stairs from the ground to the first floor with ceiling light point, loft access, internal doors to the first floor accommodation.

## MAIN BEDROOM

11' 9" x 8' 4" (3.58m x 2.54m) A double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, attractive panelled wall, walk-in closet, wall mounted TV aerial point, ceiling light point, wall mounted radiator, built-in closet.

## BEDROOM TWO

9' 6" x 7' 7" (2.9m x 2.31m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



## 3 Spring Bank Mews, Hadfield, Glossop, Derbyshire, SK13 1NJ

---

### **BATHROOM**

7' 1" x 4' 5" (2.16m x 1.35m) A three-piece suite comprising; low-level WC, sink cabinet unit and bath with over bath shower with rainfall and handheld showerheads, splashback tiling, ceiling light point, wall mounted chrome heated towel rail, uPVC double glazed window to the rear elevation.

### **EXTERNAL**

### **GARAGE**

Semi-detached garage and parking in front

### **GARDEN**

A private and fully enclosed rear garden – Awaiting Image

### **DISCLAIMER**

Tenure - Leasehold

Annual Ground Rent - £50.00 per annum

Term - 999 years from 1989

Council Tax Band - B

EPC Rate - D

**3 Spring Bank Mews, Hadfield, Glossop, Derbyshire, SK13 1NJ**

---

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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.