

**12 Torside Mews, Hadfield, Glossop, Derbyshire, SK13 1GB**



- NO VENDOR CHAIN
- Duplex First Floor Apartment
- Immaculately Presented
- Entrance Hallway
- Open Plan Lounge/Dining/Kitchen
- Shower Room & Utility & G/C/H
- Double Bedroom
- Allocated Parking
- Short distance to Hadfield Village & Railway
- Ideal first home/BTL investment

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## MAIN DISCRIPTION

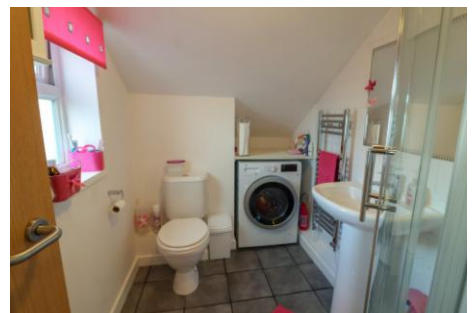
**\*\*\*NO VENDOR CHAIN\*\*\***

Stepping Stones are delighted to offer for sale this Immaculately presented First Floor, Stone Built, Duplex Apartment situated within this well maintained 2004 development in Hadfield.

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 has been very well maintained and is immaculately presented throughout and in brief comprises; Communal Entrance Hall, Private Entrance Hallway, Open Plan Lounge/Kitchen/Diner, Landing, Double Bedroom and Shower Room with Utility. The property spans two floors and benefits from a Juliet balcony overlooking the rear Courtyard.

There is an allocated parking bay set within the courtyard.



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## ENTRANCE HALL

External door from communal hallway, stairs to the first floor apartments, Apartment door to private hallway with Stairs to the second floor accommodation, wall mounted radiator, ceiling spotlight, internal door to lounge kitchen diner.

## LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m) Open plan lounge/dining/kitchen with a range of high and low fitted kitchen units with contrasting work surfaces, integrated electric oven and four ring electric hob with over hob extractor fan, stainless steel sink and drainer unit with mixer tap, space for under counter fridge, dining and lounge area with wall mounted radiator, TV aerial point, boiler housing for Gas Combi Boiler, uPVC double glazed patio doors and Juliet balcony overlooking the rear courtyard, ceiling spotlights.

## LANDING

Stairs from the first to the second floor accommodation, uPVC double glazed window to the side elevation, ceiling light point, internal doors to bathroom and bedroom.

## BEDROOM

15' 0" x 8' 3" (4.57m x 2.51m) A double bedroom with Velux window to the rear elevation, wall mounted radiator, ceiling light point, storage closet.

## SHOWER ROOM/UTILITY

7' 0" x 5' 4" (2.13m x 1.63m) A three-piece suite comprising; low level w/c, pedestal sink unit and corner shower, splashback tiling, plumbing for automatic washing machine, wall mounted chrome heated towel rail, extraction fan, uPVC double glazed window to the side elevation.

## EXTERNAL

Communal gardens and 1 allocated parking bay set within a pleasant and well maintained courtyard.

Tenure - Leasehold

Annual Ground Rent - £250.00 per annum

Annual Ground Rent Review Period - n/a

Service Charge - £970.00 per annum for 2023

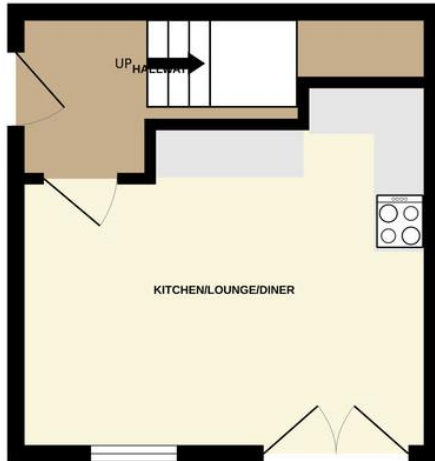
Annual Service Charge Review Period - Annually

Council Tax Band - A

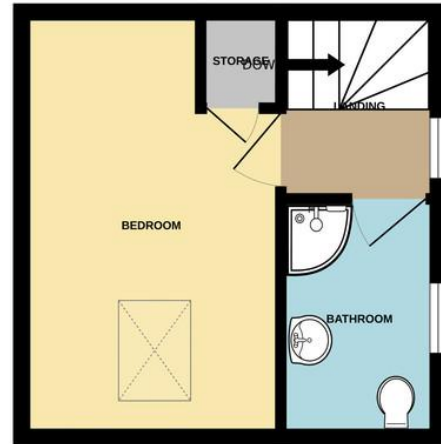
EPC Rate - C



1ST FLOOR



2ND 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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#### 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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