

**319 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1PX**



- THREE BEDROOM TERRACE
- SPACIOUS KITCHEN DINER
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- UTILITY

- SOUTH FACE GARDEN
- STONE OUTBUILDING
- BREAKFAST KITCHEN
- HADFIELD LOCATION
- CLOSE TO AMENITIES

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## MAIN DESCRIPTION

**\*\*\*CLOSE TO HADFIELD VILLAGE & RAILWAY STATION\*\*\***

Stepping Stones are delighted to offer for sale this handsome stone terrace situated just a short walk from Hatfield Village, Railway Station and Stunning open countryside.

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

This lovely home is ideal for the first-time buyer or those looking to downsize and be within close proximity to local amenities and shops. The accommodation in brief comprises; Entrance porch, lounge, kitchen Diner, downstairs w/c utility room to the ground floor, two double bedrooms, one generous single bedroom and family bathroom to the first floor.

Externally there is large level patio with a stone outbuilding to the rear.





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## LOUNGE

13' 6" x 13' 9" (4.11m x 4.19m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, attractive fireplace, two x wall lights.

## KITCHEN/DINER

11' 5" x 13' 3" (3.48m x 4.04m) A range of high and low fitted kitchen units with contrasting work surfaces and splash-back tiling, electric oven and four ring gas hob with overhead extractor fan, boiler housing, stainless steel sink and drainer unit, uPVC double glazed window to the rear elevation with garden aspect, ceiling light point.

## UTILITY ROOM

4' 9" x 6' 0" (1.45m x 1.83m) Bi-fold door to downstairs utility room with sink, WC, ceiling light point, wall mounter radiator, plumbing for automatic washing machine.

## LANDING

Stairs from the ground to the first floor, 2 x ceiling light points, wall mounted radiator stairs to second floor accommodation

## MAIN BEDROOM

10' 0" x 13' 6" (3.05m x 4.11m) A double bedroom with uPVC double glazed window to the front elevation, built-in double wardrobe, ceiling light point, wall mounted radiator.

## BEDROOM TWO

8' 7" x 8' 3" (2.62m x 2.51m) A generous single bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.

## BEDROOM 3

8' 5" x 12' 3" (2.57m x 3.73m) Second flight of stairs to converted lost space bedroom, under eave storage ceiling light, radiator window with views to garden and the hills. Sufficient space for wardrobes. Wooden internal door to loft access.



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## BATHROOM

11' 5" x 4' 8" (3.48m x 1.42m) A three-piece suite comprising of low-level w/c, sink drawer unit enclosed glass shower with waterfall shower head extraction fan, ceiling light point, part splash-back tiling, wall mounted heated towel rail.

## EXTERNALLY

Tenure – Leasehold

Annual Ground Rent - £1.10 per annum

Council Tax Band - B

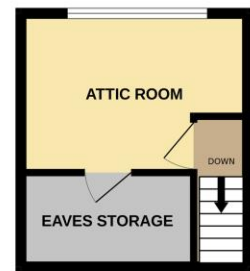
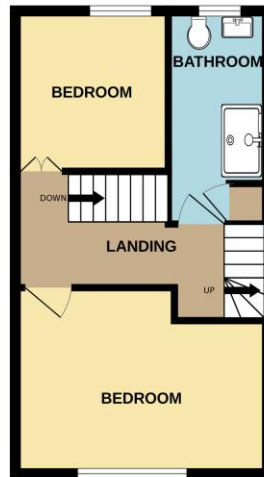
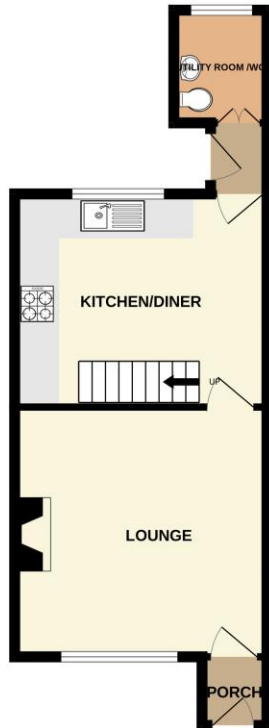
EPC Rate - D



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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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