

11 Hawthorn Bank, Hadfield, Glossop, SK13 2EY



- FREEHOLD
- Detached Family Home
- FOUR DOUBLE BEDROOMS
- Ground Floor w/c
- Walk in Wardrobe
- Kitchen & Utility Room
- Cul-de-Sac Location
- Open Aspect
- Off Road Parking for several vehicles
- Perfect Family Home

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MAIN DISCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this superb family home which would accommodate a medium to large family situated within a cul-de-sac position with open aspect close to nurseries, schools and Hadfield Village.

Hadfield is a small village just outside its larger neighboring 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.

This lovely property has been enjoyed by the current owners for over 35 years and has made the most lovely family home with spacious internal accommodation flooded with natural light from the large windows which in brief comprises; Entrance Hallway, Ground Floor w/c, Large Lounge/Diner, Kitchen and Utility Room to the ground floor and FOUR DOUBLE Bedrooms with sink and dressing room facilities in bedroom two, Family Bathroom and Part Boarded Loft with pull down ladders, power and light point.

Externally the property occupies a great plot with private driveway for several vehicles and a private rear low maintenance paved garden with seating area, shed with solar panel and side paved garden ideal for veg plots.

Viewing is highly recommended.



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TRANCE HALL

uPVC double glazed entrance door to hallway with stairs to the first floor accommodation, wall mounted radiator, ceiling light point and internal doors to the ground floor.

GROUND FLOOR WC

7' 6" x 2' 1" (2.29m x 0.64m) A two-piece suite comprising low-level w/c and sink units, extraction fan, ceiling spotlights and cloak area.

OFFICE

10' 5" x 8' 4" (3.18m x 2.54m) A second reception room with uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light points.

LOUNGE/DINER

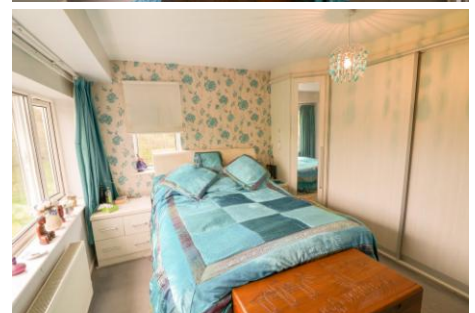
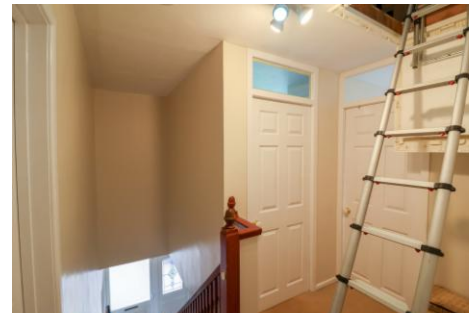
25' 8" x 10' 9" (7.82m x 3.28m) A generous size through lounge diner with uPVC double glazed window to the front elevation with open aspect and patio doors providing access to the rear garden with far-reaching countryside views, wall mounted radiator times 2, two ceiling light points, gas coal effect fire with fire surround, wall mounted TV aerial, 2 x uPVC double glazed windows to the side elevation with open aspect and two ceiling light points.

KITCHEN

14' 7" x 7' 9" (4.44m x 2.36m) A range of high and low fitted kitchen units with contrasting worksurfaces and splash back tiling, eyelevel oven and grill, plumbing for full-size dishwasher, Belfast style double sink, five ring gas hob with overhead extractor fan, serving hatch through to dining room, opening through to utility.

UTILITY ROOM

8' 3" x 5' 0" (2.51m x 1.52m) Plumbing for automatic washing machine and space for condensing dryer, ceiling light point, high and low fitted units, worksurface.



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LANDING

Stairs from the ground to the first floor, loft access point with pulldown ladders to fully boarded loft with light points, ceiling light point and internal doors to the first floor accommodation.

MAIN BEDROOM

14' 0" x 10' 7" (4.27m x 3.23m) A very generous double bedroom with large uPVC double glazed window to the front and side elevation with open aspect, range of fitted wardrobes, wall mounted radiator, ceiling light point and TV aerial point.



BEDROOM TWO

15' 0" x 8' 3" (4.57m x 2.51m) A further generous double bedroom with 2 x uPVC double glazed windows to the front and side elevations, walk in wardrobe with window, wall mounted radiator, ceiling light point and sink unit.



BEDROOM THREE

13' 4" x 9' 4" (4.06m x 2.84m) A further double bedroom with uPVC double glazed windows to the rear and side elevations with far-reaching countryside views, wall mounted radiator and ceiling light points.



BEDROOM FOUR

9' 0" x 8' 3" (2.74m x 2.51m) A further double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator and ceiling light point.



FAMILY BATHROOM

8' 0" x 7' 8" (2.44m x 2.34m) A four piece suite comprising low-level w/c, b-day, large bath with over bath shower and sink cabinet unit, 2 x uPVC double glazed windows to the rear elevation, floor to ceiling splash back tiling, wall mounted heated towel rail and ceiling spotlights.



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PART BOARDED LOFT

26' 0" x 24' 0" (7.92m x 7.32m) Part boarded for storage will pull down ladders, power, and light point.

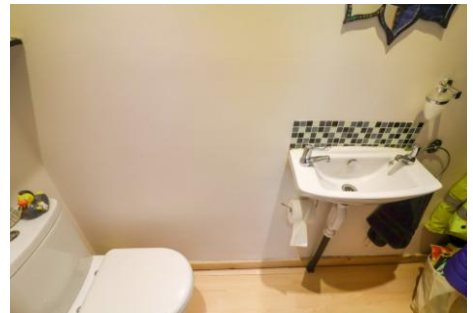
EXTERNALLY

Externally the property occupies a great plot with private driveway for several vehicles and a private rear low maintenance paved garden with seating area, shed with solar panel and side paved garden ideal for veg plots.

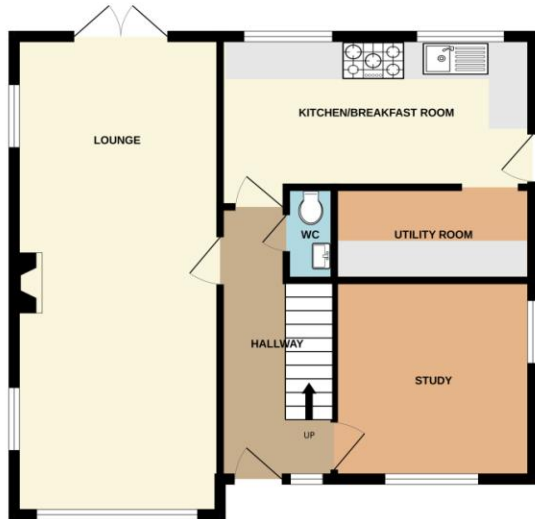
Tenure - Freehold

Council Tax Band - E

EPC Rate - C



GROUND FLOOR



1ST 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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