

2 Mouselow Close, Hadfield, Glossop, Derbyshire, SK13 2BQ



- **FREEHOLD & NO VENDOR CHAIN**
- **Semi Detached Family Home**
- **Front Garden & Rear Private Gardens**
- **Three Generous Bedrooms**
- **Kitchen/Diner**
- **Integral Garage & Driveway**
- **Conservatory**
- **Great location for local schools**
- **Near to Railway Station**
- **Close to local amenities**

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this spacious semi-detached family home situated in a cul-de-sac position within a popular residential area of Hadfield.

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 Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

The property is within close proximity to local shopping facilities and within easy access to Glossopdale secondary school & college and local transport links. The accommodation is spacious and in brief comprises; entrance hallway, spacious lounge, large kitchen/diner, conservatory, and integral garage to the ground floor. To the first floor are three generous bedrooms and a three-piece bathroom.

Externally there is a well-maintained front garden and driveway with garage access, whilst to the rear the conservatory leads to the private, part paved/part lawned garden which is well stocked with mature shrubs.

Due to the great location, this would make this a fantastic family home.



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ENTRANCE PORCH

3' 3" x 2' 7" (0.99m x 0.79m) uPVC double glazed external door to porch with ceiling spotlight and uPVC double glazed door to hallway



HALLWAY

Turn stairs to the first floor accommodation, wall mounted radiator, ceiling light points, internal doors to the ground floor.



LOUNGE

14' 8" x 10' 6" (4.47m x 3.2m) 2 x uPVC double glazed windows to the front and rear elevations, 2 x wall mounted radiator, TV aerial point, gas coal effect fire and fire surround, ceiling light point.



KITCHEN/DINER

16' 6" x 11' 3" (5.03m x 3.43m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated eye level oven and grill, four ring gas hob, plumbing for automatic washing machine and plumbing for slimline dishwasher, 2 x ceiling light point, wall mounted radiator, understairs storage pantry and uPVC double glazed door to Garage, uPVC double glazed windows and door leading through to conservatory.



GARAGE

16' 6" x 7' 9" (5.03m x 2.36m) Integral garage with up and over garage door, power and light points, gas and electric meters and consumer unit.



CONSERVATORY

12' 1" x 8' 8" (3.68m x 2.64m) uPVC double glazed conservatory to the rear elevation, ceiling fan light, wall mounted radiator, power points and TV aerial point.



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LANDING

Stairs from the ground to the first floor, internal doors to the first accommodation with loft access and storage cupboard.

MAIN BEDROOM

15' 0" x 10' 6" (4.57m x 3.2m) A generous double bedroom with 2 x uPVC double glazed windows to the front and rear elevations with countryside views, over bed fitted storage and wardrobes, ceiling light point, wall mounted radiator and TV aerial point.

BEDROOM TWO

9' 1" x 7' 7" (2.77m x 2.31m) A small double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM THREE

9' 7" x 7' 8" (2.92m x 2.34m) uPVC double glazed window to the rear elevation with countryside views, fitted double closet and wall mounted radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m) A three-piece white suite comprising of low-level WC, pedestal sink unit and shower bath with over bath shower, floor to ceiling splashback tiling, wall mounted radiator, storage cupboard housing boiler, ceiling light point and a uPVC double glazed window to the rear elevation.

EXTERNALLY

A well maintained front garden and driveway with garage access, whilst to the rear the conservatory leads to the private, part paved/part lawned garden well stocked with mature shrubs.



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Tenure - Freehold
Council Tax Band - C
EPC Rate - D



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 sq.m.) approx.

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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