

8 Church Street, Hadfield, Glossop, Derbyshire, SK13 2AD



- *****FREEHOLD*****
- **Impressive Stone End Property**
- **Welcoming Entrance Hallway**
- **Three DOUBLE Bedrooms**
- **Two Reception Rooms**
- **Private Courtyard & Communal Garden**
- **Close to Bankswood Park**
- **Near to Railway Station**
- **Great location for local schools**
- **Close to Hadfield Amenities**

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MAIN DESCRIPTION

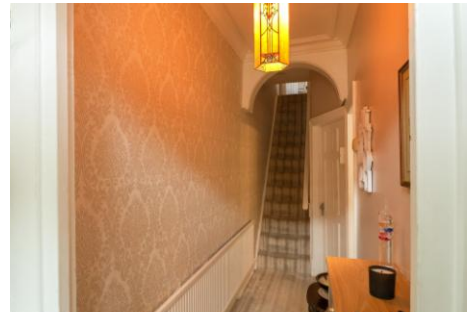
*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this impressive Stone End Terrace, situated just a short distance from Hadfield Village, Bankswood Park, Local Schools and Railway Station.

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 internal accommodation has been tastefully decorated throughout and offers generous room sizes ideal for a small to medium family which in brief comprises; Welcoming Entrance Hallway, Two Reception Rooms and Kitchen to the ground floor, Three DOUBLE Bedrooms and Spacious Family Bathroom to the second floor.

Externally a walled and gated forecourt cottage style garden and to the rear is a private small courtyard leading to a well maintained and neighbour friendly communal garden.



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ENTRANCE HALL

External door to hallway with ceiling light point, cornice to ceiling, stairs the first floor accommodation wall mounted radiator, internal doors to the ground floor.



LOUNGE

12' 0" x 11' 7" (3.66m x 3.53m) Spacious lounge with high ceilings with attractive coving and ceiling light point with ceiling rose, window to the front elevation, uPVC double glazed window, electric fire and fire surround, TV aerial point, meter point cupboard and wall mounted radiator.



RECEPTION ROOM

13' 0" x 12' 7" (3.96m x 3.84m) Another generous reception room with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, internal door to kitchen and internal door to understairs storage pantry.



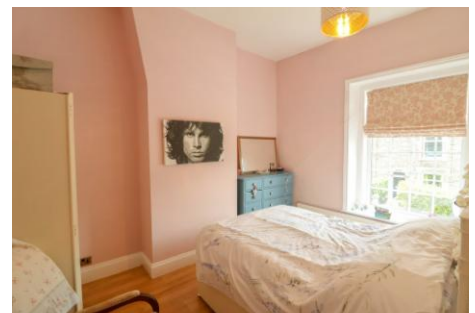
KITCHEN

12' 1" x 7' 4" (3.68m x 2.24m) A comprehensive range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, walk-in corner pantry, integrated washing machine, integrated dishwasher, 4 ring hob with overhead extractor fan, housing for tall fridge freezer, under floor heating, ceiling light point, uPVC double glazed window to the rear elevation and external door.



LANDING

Stairs from the ground floor to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation, 2 x large storage cupboard.



MAIN BEDROOM

13' 3" x 9' 8" (4.04m x 2.95m) A further generous double bedroom with uPVC double glazed window to the rear elevation, ceiling fan light, picture rail, dado rail and wall mounted radiator.



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BEDROOM TWO

12' 1" x 9' 6" (3.68m x 2.9m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

BEDROOM THREE

12' 2" x 7' 4" (3.71m x 2.24m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

BATHROOM

9' 0" x 5' 7" (2.74m x 1.7m) A three-piece suite comprising of low-level WC, pedestal sink unit and bath with over bath shower, splashback tiling, ceiling extraction fan, ceiling light point, uPVC double glazed window to the rear elevation and wall mounted radiator.

EXTERNALLY

Externally a walled and gated forecourt cottage style garden and to the rear is a private small courtyard leading to a well maintained and neighbour friendly communal garden

Tenure - Freehold

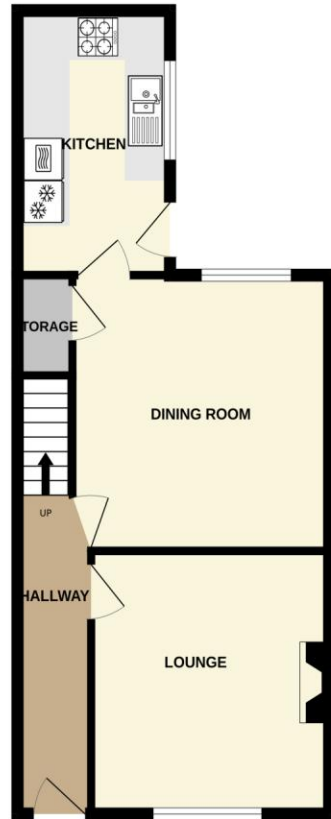
Council Tax Band - B

EPC Rate - E



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GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.6 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

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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.

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