

**28 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1NR**



- Spacious End Stone Terrace
- Entrance Hallway
- Two Reception Rooms
- Kitchen
- Three Bedrooms

- Annex Outbuilding
- Private Rear Garden
- Near to Bankswood Park
- Close to Hadfield Village & Railway Station
- Near to local schools and nurseries

# 28 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1NR

## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this handsome and very spacious End Stone Terrace situated just a short walk from Hatfield Village, Railway Station and Stunning open countryside.

Hadfield is a small village just outside its larger neighboring town of Glossop and benefits from a 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.

This lovely spacious home is ideal for anyone wanting to be within close proximity of Hadfield Village, Railway Station and local amenities and shops and is large enough to accommodate a medium sized family. The internal accommodation is wonderfully individual and tastefully presented and in brief comprises; Entrance Hallway, Lounge, Second Reception Room, Kitchen and additional annex to the ground floor and Three Bedrooms (Two DOUBLE) and spacious Family Bathroom to the first floor.

Externally there is a part lawned and part paved private rear garden.



# 28 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1NR

## ENTRANCE HALLWAY

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



## LOUNGE

11' 5" x 10' 6" (3.48m x 3.2m) uPVC double glazed window to the front elevation, attractive cornice to ceiling, ceiling light point with ceiling rose, wall mounted radiator, sliding doors providing access to reception.



## RECEPTION ROOM

15' 0" x 11' 2" (4.57m x 3.4m) A generous second reception room with uPVC double glazed window to the rear elevation with garden aspect, ceiling light point, gas coal effect fire and fire surround, internal doors to hallway and opening through to kitchen.



## KITCHEN

11' 8" x 7' 8" (3.56m x 2.34m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, sink and drainer unit with mixer tap, two uPVC double glazed window and door providing access to the rear garden, wall mounted glowworm combination boiler, ceiling light point, space for fridge freezer, space for a gas oven, internal door to understairs storage, wall mounted radiator.



## LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation.



## MAIN BEDROOM

12' 7" x 9' 2" (3.84m x 2.79m) A double bedroom with uPVC double glazed window to the rear elevation with garden aspect and far-reaching countryside views, wall mounted radiator, ceiling light point, loft access to a fully boarded loft with pull down ladders.



# 28 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1NR

## BEDROOM TWO

14' 6" x 9' 4" (4.42m x 2.84m) A double room with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



## BEDROOM THREE

11' 2" x 5' 7" (3.4m x 1.7m) A single room with uPVC double glazed window to the front elevation, ceiling light point.



## FAMILY BATHROOM

11' 7" x 7' 2" (3.53m x 2.18m) A spacious bathroom with three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath shower, splashback tiling, uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point.



## ANNEX OUTBUILDING

7' 5" x 5' 3" (2.26m x 1.6m) Floor to ceiling full height Annex with window and pitched roof stone floor

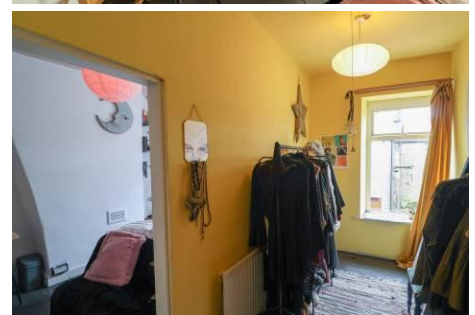


## EXTERNALLY

Externally there is a part lawned and part paved private rear garden.

## DISCLAIMER

Tenure - Leasehold  
Annual Ground Rent - £3.00 per annum  
Council Tax Band - B  
EPC Rate - D

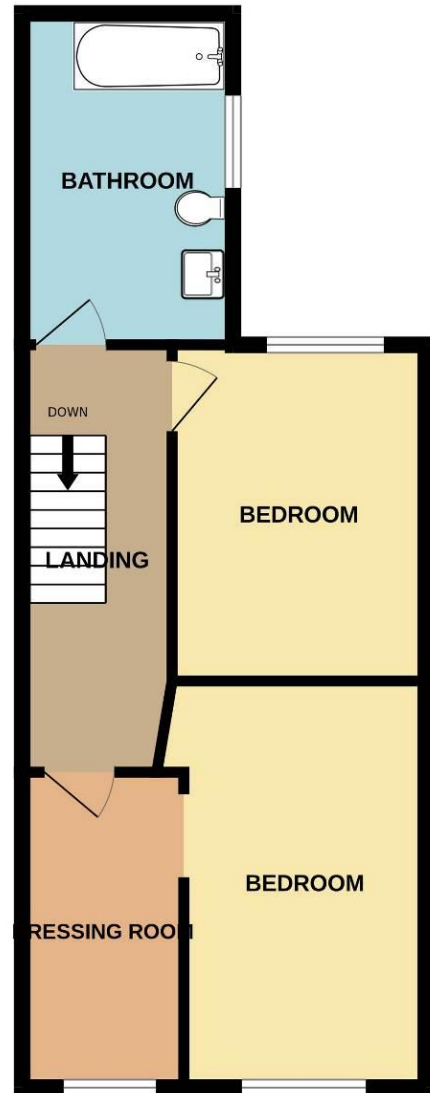
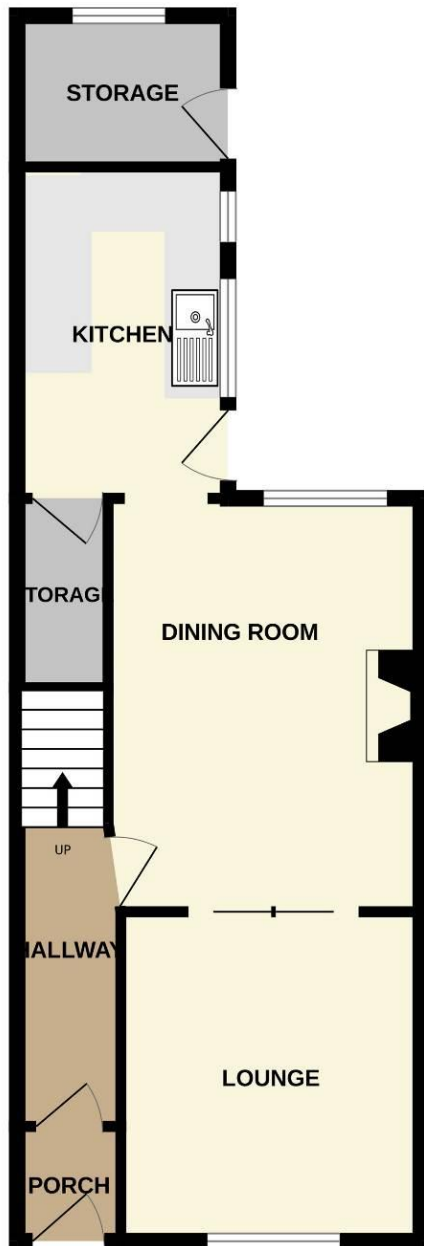


# 28 Hadfield Road, Hadfield, Glossop, Derbyshire, SK13 1NR



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.

Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

#### 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.