

**Vale House, Green Lane, Hadfield, Glossop, SK13 2DT**



- FREEHOLD
- Semi Detached Family Home
- Three Bedrooms
- Three Reception Rooms
- Entrance Hall with Ground Floor w/c
- Driveway for Two Vehicles
- Ensuite & Family Bathroom
- Private Rear Garden
- Close to Hadfield Village & Railway
- Ideal for local Nursery & School

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## MAIN DESCRIPTION

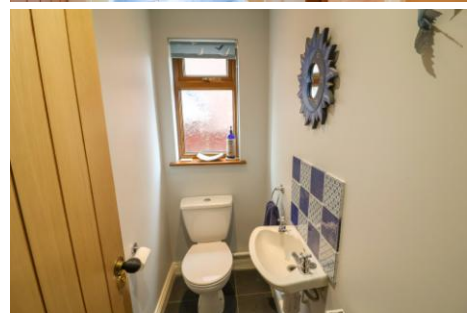
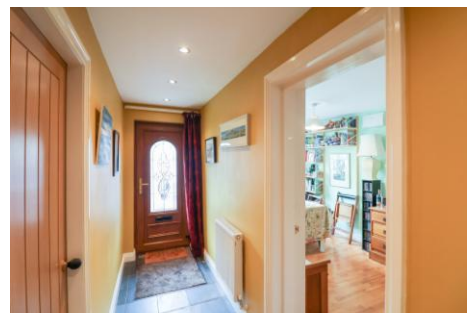
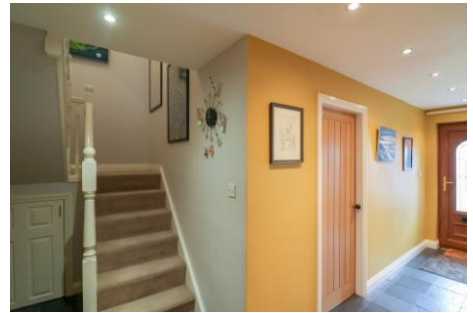
**\*\*\*FREEHOLD\*\*\***

Stepping Stones are delighted to offer for sale this spacious and low maintenance Semi Detached Family home ideally situated close to Hadfield Village, local Schools, Nursery, Transport links and shopping Facilities.

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 home has been enjoyed by the current owners for over 8 years and only a young growing family prompts a property move. The internal accommodation is well presented and tastefully decorated throughout and in brief comprises; Entrance Hallway, Ground Floor w/c, Kitchen, Formal Dining Room, Lounge/Diner/Play Area and Conservatory to the ground floor and Three Double Bedrooms, Ensuite and Family Bathroom to the first floor.

Externally to the front is a driveway for two vehicles and front mini allotment garden which is well established with vegetables and flowers and side access providing access to a fully enclosed private rear garden with patio and lawn areas, mature planting and storage shed.



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## ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with wall mounted radiator, ceiling spotlights, internal doors to the ground floor accommodation, understairs storage, turn stairs to the first floor accommodation, ceiling spotlights.

## DINING ROOM / 4TH BEDROOM

6.' 5" x 2' 4" (1.96m x 0.71m) A generous sized double room with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fitted cupboards to one wall, Combination boiler.

## KITCHEN

4' 2" x 2' 6" (1.27m x 0.76m) A comprehensive range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven, four ring gas hob and over hob, extractor fan, plumbing for full-size dishwasher and automatic washing machine, sink and drainer unit with mixer tap, ceiling spotlights, uPVC double glazed bay window to the front elevation, space for tall fridge freezer, under cupboard lighting, ceiling spotlights

## GROUND FLOOR WC

A two-piece suite comprising low-level WC, wall hung sink unit with splashback tiling, wall mounted radiator, ceiling spotlights, uPVC double glazed window to the side elevation.

## LOUNGE

6' 5" x 3' 4" (1.96m x 1.02m) A spacious and versatile lounge with a lovely area suitable for a children's play space, home library/office or casual dining with uPVC double glazed window to the rear elevation and patio doors providing access to the conservatory, 2 x ceiling light points, TV aerial point, wall mounted radiator x 2.



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## CONSERVATORY

3' 6" x 3' 5" (1.07m x 1.04m) uPVC double glazed sliding doors, wall mounted radiator, ceiling fan light, uPVC double glazed patio doors providing access to the rear garden.

## LANDING

A spacious and versatile landing ideal for study area with turn stair to the first-floor accommodation, internal doors, wall mounted radiator, large loft hatch with pulldown ladders, ceiling spotlights, pendant light.

## MAIN BEDROOM

3' 7" x 3' 5" (1.09m x 1.04m) A generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, internal door to Ensuite.

## EN-SUITE

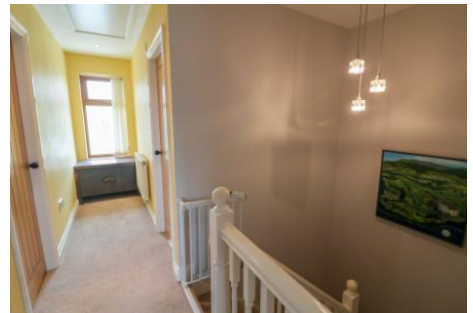
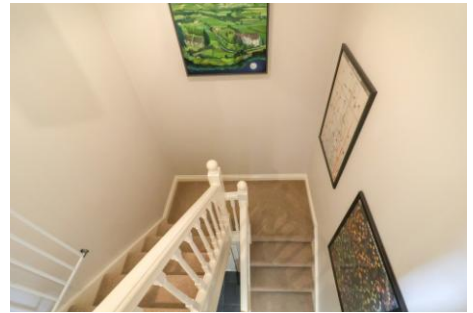
A three-piece suite comprising low-level WC, pedestal sink unit and corner shower, floor to ceiling splashback tiling, extraction fan, ceiling spotlights, uPVC double glazed window to the side elevation, wall mounted chrome heated towel rail.

## BEDROOM TWO

3' 8" x 3' 5" (1.12m x 1.04m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## BEDROOM THREE

2' 9" x 2' 7" (0.84m x 0.79m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



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## BATHROOM

A spacious bathroom with four piece suite comprising; closed coupled WC and sink cabinet unit, bath and corner shower cubicle, ceiling extraction fan, ceiling spotlights, wall mounted chrome heated towel rail, splashback tiling, uPVC double glazed window to the rear elevation.

## EXTERNAL

To the front is a driveway for two vehicles and front mini allotment garden which is well established with vegetables and flowers and side access providing access to a fully enclosed private rear garden with patio and lawn areas, mature planting and storage shed.

## DISCLAIMER

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 floor plans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

## FREEHOLD/LEASEHOLD

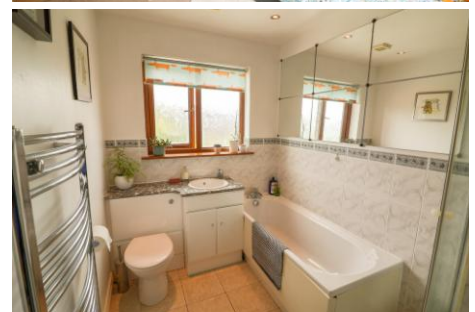
Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure - Freehold

Council Tax Band - D

EPC Rate - C



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