

85a Woolley Bridge Road, Hadfield, Glossop, SK13 1PZ



- NO VENDOR CHAIN
- Double Fronted Stone Property
- Immaculately Presented
- Stunning Bathroom
- Two DOUBLE Bedrooms

- Double Loft Room
- True Kitchen/Diner
- Utility Room
- Large Rear Garden
- Ideally Location for Schools and Transport Links

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this beautifully presented double fronted stone property situated within easy access to the M60 motorway networks, local schools and shopping facilities in Hadfield.

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 property offers spacious accommodation throughout and would make an amazing family home given the large rear garden with the internal accommodation comprising; Lounge, True Kitchen/Diner and Utility Room to the ground floor and Two Double Bedrooms, Stunning Family Bathroom to the first floor and a large attic room with fixed staircase to the second floor.

Externally there is gated side access to a really great sized rear garden with gravel, lawn and decked areas with woodland aspect.



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LOUNGE

14' 7" x 13' 8" (4.44m x 4.17m) External door to lounge with 2 x uPVC double glazed windows to the front elevation, beams to ceiling, ceiling fan light, wall mounted radiators x 2, TV aerial point, 2 x wall light points, opening through to kitchen diner.



KITCHEN/DINER

15' 3" x 13' 2" (4.65m x 4.01m) A comprehensive range of high and low fitted kitchen units with contrasting worksurfaces and under cupboard lighting, plumbing for dishwasher, wall mounted radiator, space for American style fridge freezer, space for double oven, sink and drainer unit with mixer tap, uPVC double glazed window to the rear elevation with garden aspect, ceiling spotlights, wall light point, internal latch door to the first floor accommodation and internal door to the utility room.



UTILITY ROOM

7' 3" x 6' 6" (2.21m x 1.98m) Low-level cupboards with contrasting worksurfaces and plumbing for automatic washing machine, ceiling spotlights, wall mounted radiator, space for condensing dryer, uPVC double glazed window to the side elevation, ceiling spotlights, stable door providing access to the rear garden.



LANDING

Stairs from the ground to the first floor with recess step lighting, wall mounted radiator, ceiling light point, stairs to attic room and internal doors to the first floor accommodation.



MAIN BEDROOM

15' 0" x 11' 3" (4.57m x 3.43m) A generous double bedroom with uPVC double glazed windows x 2 to the front elevation, wall mounted radiator, a range of fitted wardrobes and bedroom furniture, built-in closet with boiler housing and uPVC double glazed window to the side elevation, ceiling fan light, two wall light points.



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BEDROOM TWO

9' 1" x 8' 0" (2.77m x 2.44m) uPVC double glazed window to the rear elevation with woodland aspect, wall mounted radiator, ceiling light point.

BATHROOM

8' 6" x 7' 1" (2.59m x 2.16m) A newly installed stunning bathroom with barn style sliding door providing access with stylish sink cabinet, unit low-level w/c and double shower with rainfall and handheld showerhead, attractive splashback boarding, recess storage shelving, ceiling spotlights, wall mounted chrome heated towel rail, uPVC double glazed window to the side elevation.

ATTIC ROOM

16' 5" x 15' 0" (5m x 4.57m) A fully boarded double attic room with fixed staircase, wall mounted radiator, uPVC double glazed window to side elevation, Velux windows x 2, two light points, power points and storage to eaves.

EXTERNAL

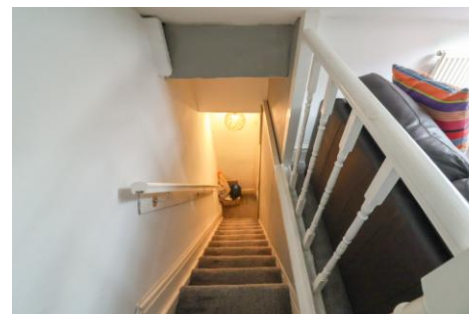
Gated side access to a really great sized rear garden with gravel, lawn and decked areas with woodland aspect.

Tenure - Leasehold

Annual Ground Rent - £10.00 per annum

Council Tax Band -

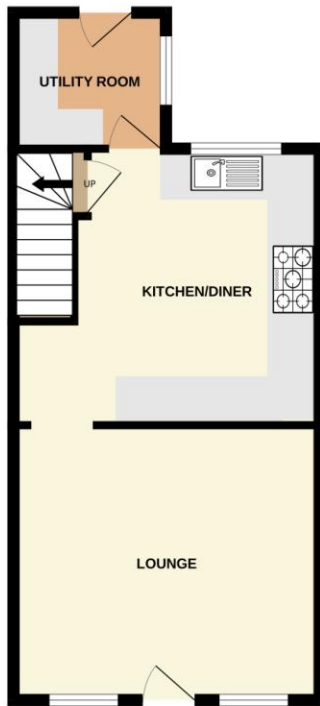
EPC Rate -



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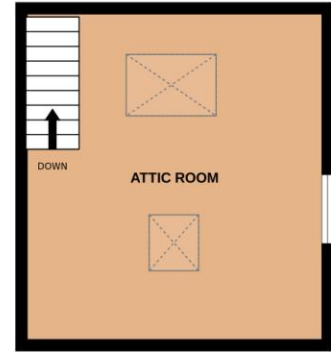
GROUND FLOOR



1ST FLOOR



2ND 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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