

17 Bankbottom, Hadfield, Derbyshire, SK13 1BY



- *****FREEHOLD*****
- **NO VENDOR CHAIN**
- **Stone Cottage**
- **Two Bedrooms**
- **Kitchen/Diner**

- **Loft Room**
- **Private Rear Garden**
- **Far Reaching Countryside Views**
- **Close to Hadfield Village**
- **Near to Hadfield Train Station and Local Amenities**

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this spacious stone cottage situated just a short distance from Hadfield Village and Railway Station.

Hadfield is a small village just outside its larger neighbouring 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 cottage situated close to Hadfield Village and benefits from far reaching countryside views. The internal accommodation in brief comprises; Entrance Vestibule, Lounge, Kitchen Diner to the ground floor and Main Bedroom, Study/Second bedroom, a useful boarded loft room and family Bathroom to the first floor.

Externally there is a covered patio area and a low maintenance, private paved garden to the rear.



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ENTRANCE VESTIBULE

External door to vestibule with ceiling light point, tiled flooring, internal timber glazed door to lounge.

LOUNGE

14' 3" x 13' 5" (4.34m x 4.09m) A generous size lounge with uPVC double glazed sash window to the front elevation, feature open fire with attractive fire surround, wall mounted radiator, beams to ceiling, ceiling light point, internal door to kitchen diner.

KITCHEN/DINER

13' 2" x 9' 7" (4.01m x 2.92m) A range of high and low fitted kitchen units with solid oak worksurfaces and splashback tiling, ceiling spotlights and ceiling hung pendant light, uPVC double glazed sash window to the rear elevation, sink and drainer unit with integrated electric oven, four ring gas hob with overhead extractor fan, under stairs storage, plumbing for automatic washing machine, wall mounted radiator, fitted pantry, internal timber and glazed door to rear porch, stairs to the first floor accommodation.

REAR PORCH

Fitted shelving unit and storage cabinet, ceiling spotlight, stable timber glazed door providing access to the rear garden and internal bifold door to bathroom.

BATHROOM

A three-piece suite comprising freestanding slipper bath with claw feet and over bath shower with rainfall style showerhead, ceiling light point, pedestal sink unit, high level Victorian style WC, uPVC double glazed sash window to the rear elevation, floor mounted designer heated towel radiator, splashback tiling.



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LANDING

13' 3" x 8' 11" (4.04m x 2.72m) Stairs from the ground to the first floor accomodation leading to a spacious landing currently used as a study with attractive double glazed timber arched windows to the rear elevation with far-reaching countryside views, internal door to main bedroom. further stairs to boarded loft space, ceiling spotlights,

MAIN BEDROOM

15' 4" x 13' 2" (4.67m x 4.01m) A generous double bedroom with exposed stripped floorboards, ceiling light point, uPVC double glazed sash window to the front elevation, cast iron feature fireplace.

LOFT ROOM

13' 4" x 15' 2" (4.06m x 4.62m) A useful boarded loft room with four Velux windows with far-reaching countryside views, power points, ceiling light points, three wall light points, wall mounted radiator, storage to the eaves, stairs to landing.

EXTERNALLY

There is a covered patio area and a low maintenance, private paved garden to the rear.



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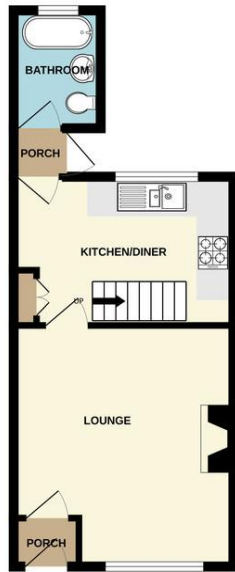
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Tenure - Freehold
Council Tax Band - A
EPC Rate - D



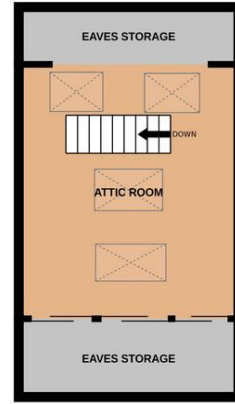
GROUND FLOOR



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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