

**18 Lambgates, Hadfield, Glossop, Derbyshire, SK13 1AT**



- **\*\* UNDER APPLICATION \*\***
- Three Bedrooms
- Large Lounge
- Spacious Kitchen / Diner
- Utility & Ground Floor w/c

- Three piece Bathroom suite
- Garden Room
- Private Rear Garden
- Desirable No Through Location
- Viewing Highly Recommended

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## MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this beautiful Stone Terrace situated on a no through road. With easy access to the village centre, train station and local schools, the Longendale trail and Reservoirs are on the doorstep. In brief the property comprises a spacious Lounge and Kitchen/Diner, Garden Room/Office with utility and w/c, Three Bedrooms, Family Bathroom, Forecourt Garden and Private Rear Garden, Close to Schools, Shops, Local Amenities and Railway Station.

Hadfield is a small village just outside its larger neighbouring town of Glossop and benefits from host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

( Pictures are from an historic advert, the property is currently tenanted and viewings will take place with a member of Stepping Stones Staff, the property will be viewed with the current tenants belongings and decoration choice's all items will be removed and decoration will be returned to neutral where applicable).



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## ENTRANCE VESTIBULE

Original external door to vestibule with tiled floor, ceiling light point, internal timber and stained glass door to lounge.

## LOUNGE

15' 8" x 13' 6" (4.78m x 4.11m) A generous sized lounge with uPVC double glazed window to the front elevation, wall mounted radiator, meter point cupboard, ceiling light point, internal door to kitchen/diner.

## KITCHEN/DINER

15' 8" x 11' 9" (4.78m x 3.58m) A true kitchen diner with a comprehensive range of high and low fitted kitchen units and contrasting splashback worksurfaces, sink and drainer unit with mixer tap, integrated electric oven and four ring electric hob with over hob extractor fan, ceiling spotlights, stairs to 1st floor accommodation, uPVC double glazed window and internal door through to garden room, wall mounted radiator, ceiling spotlights.

## GARDEN ROOM/UTILITY & W/C

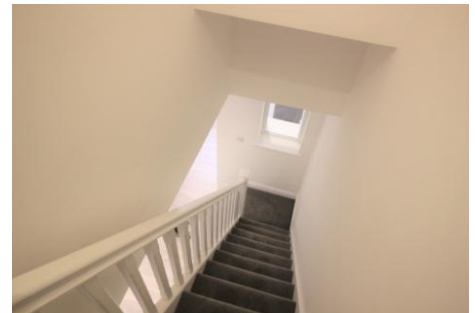
11' 6" x 5' 9" (3.51m x 1.75m) Two uPVC double glazed windows and external door to the rear elevation, ceiling spotlights, internal doors to utility and ground floor W/C, wall mounted radiator.

## GROUND FLOOR WC

A two-piece suite comprising of low level w/c and sink, ceiling light point.

## UTILITY ROOM

Plumbing for automatic washing machine, Power Points, extractor fan, ceiling spotlight.



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## LANDING

Stairs from the ground to the first floor accommodation, loft access point, wall mounted radiator and internal doors to the first floor accommodation.

## BEDROOM ONE

13' 8" x 8' 8" (4.17m x 2.64m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, feature fireplace.

## BEDROOM TWO

11' 9" x 7' 4" (3.58m x 2.24m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, ceiling light point, wall mounted radiator.

## BEDROOM THREE

10' 7" x 6' 8" (3.23m x 2.03m) A generous third bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## FAMILY BATHROOM

9' 0" x 4' 8" (2.74m x 1.42m) A three-piece suite comprising of low-level w/c, sink cabinet unit and bath with over bath shower with handheld and rainfall shower heads, wall mounted chrome heated towel rail, boiler cupboard, uPVC double glazed window to the rear elevation, ceiling spotlights, splashback tiling.

## EXTERNAL

FRONT - A walled and gated forecourt garden

REAR - An enclosed rear garden with spacious patio and lawn areas.

## DISCLAIMER



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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.

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