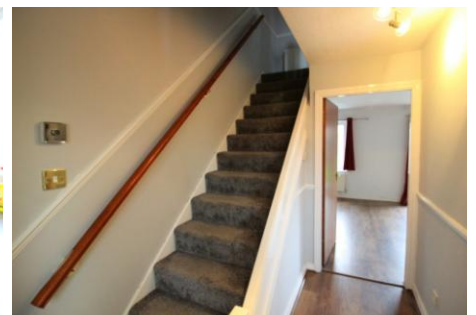


**11 Vale House Drive, Hadfield, Glossop, Derbyshire, SK13 1BT**



- FREEHOLD
- Semi Detached Family Home
- Two Bedrooms
- Entrance Hallway
- Lounge Diner with Garden Access
- Ample Off Road Parking
- Private Rear and Enclosed Garden
- Extension Potential
- Countryside Views
- Close to Hadfield Village Amenities

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## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this Semi Detached Family Home situated within this popular residential development just a short distance from both Hadfield and Padfield Villages with stunning open countryside on its doorstep.

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.

The property would ideally suit for those needing to be close to the local schools or railway links into Manchester and would also be attractive to those buyers looking to downsize from a larger family home. There is extension potential \*subject to planning\* and ample parking for those with a van, trailer or caravan.

Internally the accommodation comprises; Entrance Porch, Entrance Hallway, Kitchen, Lounge/Diner, Two Bedrooms and Family Bathroom.

Externally there is ample parking facilities and a front garden with gated side access to a family friendly rear garden with lawn and patio areas.



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## ENTRANCE PORCH

uPVC double glazed entrance door to porch with light point and meter points, timber and glazed door to hallway.

## ENTRANCE HALLWAY

Stairs to the first floor accommodation, internal doors to the ground floor, wall mounted radiator, ceiling light point, consumer unit.

## KITCHEN

9' 1" x 8' 9" (2.77m x 2.67m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with over hob extractor fan, boiler cupboard housing, stainless steel sink and drainer unit with mixer tap, extraction fan, ceiling light point, uPVC double glazed window to the front elevation.

## LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m) A generous sized lounge with uPVC double glazed window and sliding patio doors to the rear elevation, wall mounted radiators x 2, ceiling light point, feature fireplace, under stairs storage cupboard

## LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, storage cupboard.

## BEDROOM ONE

15' 5" x 11' 4" (4.7m x 3.45m) A generous double bedroom with 2x uPVC double glazed windows to front elevation with far-reaching countryside views, ceiling light point, 2 x wall mounted radiators, TV aerial point, built-in wardrobe.



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## **BEDROOM TWO**

9' 7" x 8' 9" (2.92m x 2.67m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.

## **BATHROOM**

6' 5" x 6' 3" (1.96m x 1.91m) A three-piece suite comprising of low-level w/c, pedestal sink unit and bath with over bath electric shower, splashback tiling, wall mounted chrome heated towel rail, uPVC double glazed window to the rear elevation, shaving point, extraction fan, ceiling spotlights, ceiling light point.

## **EXTERNAL**

FRONT - Front Garden with driveway for approx. 3 vehicles and gated side access to the rear garden.

REAR - A fully enclosed rear garden with patio and lawned areas.

## **DISCLAIMER**

NB photography is pre the current owner

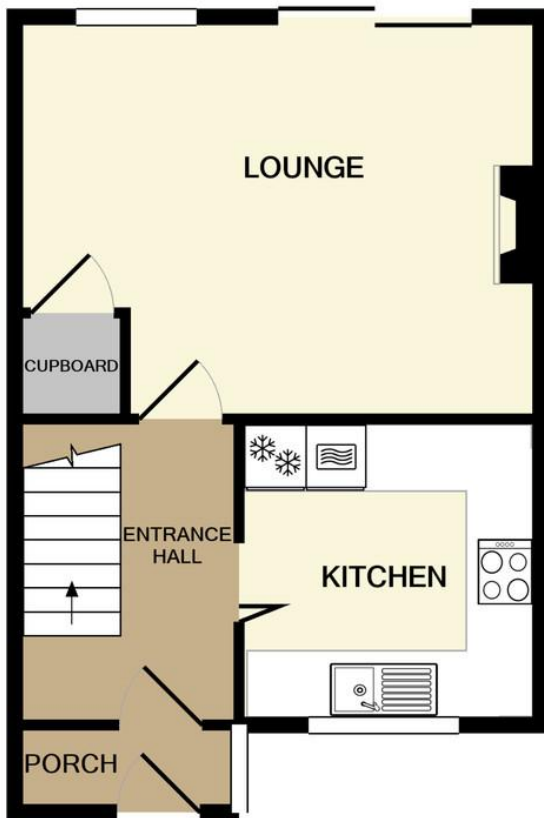
Tenure - Freehold

Council Tax Band - B

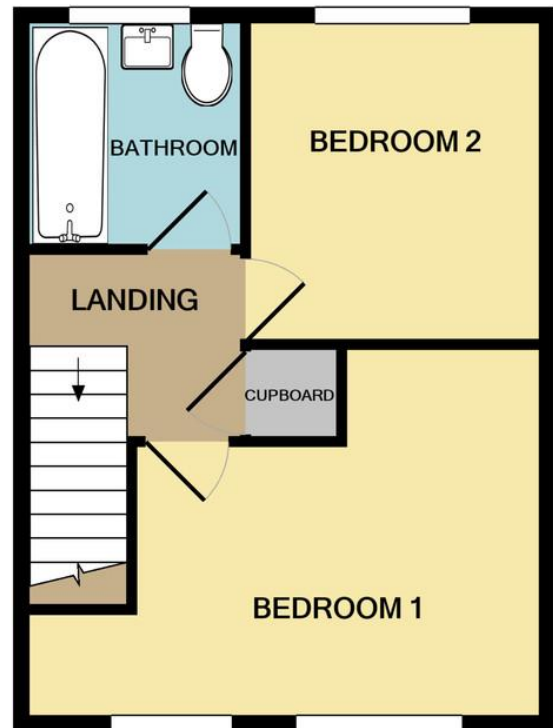
EPC Rate - D

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GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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