



Asking Price
£245,000

SALES AND LETTINGS

25 Green Lane, Hadfield, Glossop, Derbyshire, SK13 2DT



- *****NO VENDOR CHAIN*****
- Completely Renovated Throughout
- Mid Terraced Property
- Two Bedrooms
- True Kitchen Diner

- Large Rear Garden
- Close to Hadfield Village & Railway
- Ideal for local Nursery & School
- Ideal First Time Home or Downsizing
- *****TURN KEY HOME*****

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MAIN DESCRIPTION

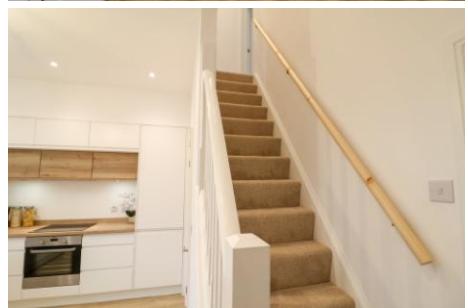
*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this beautiful, newly renovated Mid Terrace property, ideally situated close to Hadfield Village, Local Schools, Nursery, Transport links and Shopping facilities.

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 home has been totally transformed with a full renovation throughout creating a calm and pleasant Turnkey Home. The internal accommodation is well presented and tastefully decorated throughout and in brief comprises; Lounge, Kitchen and Utility Room to the ground floor and Two Bedrooms and Family Bathroom to the first floor.

Externally to the front is a gated, paved front garden and a garden to the rear with a mix of patio and lawn areas with flowerbeds to each side.



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LOUNGE

13' 8" x 13' 3" (4.17m x 4.04m) Oak Veneer double glazed front door with stain glass feature, uPVC window to front elevation, wall mounted radiator, ceiling spotlights, ceiling light point, two wall lights, woodburning stove to chimney breast with stone hearth, two TV aerial points, cupboard housing consumer unit, internal glazed door to kitchen.



KITCHEN/DINER

13' 9" x 10' 2" (4.19m x 3.1m) A beautifully designed true Kitchen/Diner with a comprehensive range of high and low fitted kitchen units with under cupboard spotlights and contrasting work surfaces with upstands, granite-composite sink with mixer tap, extractor fan, four ring electric hob and oven, space for integrated full size fridge freezer, integrated dishwasher, wall mounted radiator, spotlights to ceiling, ceiling light point, uPVC double glazed window with garden aspect, internal door to utility room, uPVC double glazed door providing access to the garden.



UTILITY ROOM

Under stairs storage utility room with water outlet, extractor fan and power points.



LANDING

Stairs from the ground to the first floor with loft access point, ceiling light point, internal doors to the first-floor accommodation.



MAIN BEDROOM

13' 8" x 13' 4" (4.17m x 4.06m) A generous double bedroom with uPVC double glazed window to the front elevation, radiator, ceiling light point, two wall lights, two TV aerial points.



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BEDROOM TWO

13' 1" x 8' 4" (3.99m x 2.54m) Another double bedroom with uPVC double glazed window to rear with garden aspect and countryside views, ceiling light point, radiator, two TV aerial points.



BATHROOM

6' 7" x 5' 2" (2.01m x 1.57m) A beautiful, newly fitted modern three-piece suite with low level WC, wall mounted sink unit with sink basin, spotlights to ceiling, wall mounted towel rail, floor to ceiling tiling in shower cubicle, waterfall showerhead and handheld shower, extractor fan, uPVC double glazed window to rear.



EXTERNALLY

To the front is a gated, paved front garden and a garden to the rear with a mix of patio and lawn areas with flowerbeds to each side.



DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £3

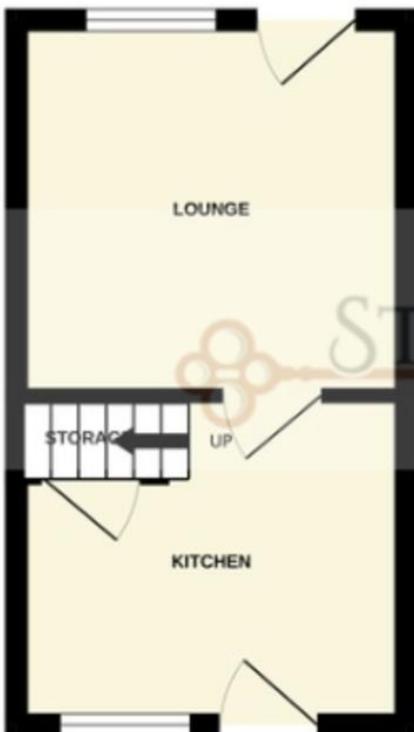
Council Tax Band - B

EPC Rate - C

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GROUND FLOOR
178 sq.ft. (16.6 sq.m.) approx.

1ST FLOOR
178 sq.ft. (16.6 sq.m.) approx.



TOTAL FLOOR AREA: 357 sq.ft. (33.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and all 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.