

**9 Valemount, Hadfield, Glossop, Derbyshire, SK13 1DP**



- **\*\*\*FREEHOLD\*\*\***
- Three Storey Semi Detached
- Four Bedrooms
- Two Bathrooms
- Open Plan Living Area
- Private Rear Garden
- Driveway for Two vehicles
- Sought After Location
- Close to Local Schools and Amenities
- Family friendly Cul-de-Sac Location

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## MAIN DESCRIPTION

### **\*\*\*FREEHOLD\*\*\* Spacious & Versatile Family Home in a Sought-After Location**

Tucked away in a peaceful cul-de-sac, this FREEHOLD semi-detached family townhouse offers spacious and flexible accommodation across three floors, perfectly suited to modern family living. A key highlight is the self-contained ground floor accommodation, ideal for multi-generational households, teenagers seeking their own space, or elderly relatives requiring accessible living.

Externally, the property benefits from a driveway providing off-road parking for approximately two vehicles, along with gated side access leading to a flagged and exceptionally private patio area, ideal for entertaining or enjoying a hot tub. A charming archway opens into a low-maintenance faux lawn garden, surrounded by beautifully established flower and shrub borders, and featuring a delightful summerhouse.

Located in the heart of Hadfield, the property is within walking distance of Hadfield Train Station, providing direct links to Manchester and beyond. Nature lovers will also appreciate the stunning surrounding countryside, with scenic walks, open green spaces, and the Peak District National Park all close by.

A rare opportunity to secure a versatile and beautifully positioned home in one of Hadfield's most desirable locations.





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## ENTRANCE HALL

External double glazed door, wall mounted radiator with radiator, under stairs storage cupboard, turn stair with glass and oak balustrade providing access to the first floor accommodation, internal doors to the ground floor.



## GARDEN ROOM

11' 9" x 8' 6" (3.58m x 2.59m) A versatile room currently used as a second lounge with uPVC double glazed patio doors leading to the rear garden, wall mounted radiator and ceiling light point.



## UTILITY ROOM

6' 9" x 5' 10" (2.06m x 1.78m) High and low fitted units with contrasting work surfaces, under cupboard lighting, splash back tiling and tiled floor, plumbing for automatic washing machine and space for condensing dryer, sink and drainer unit with mixer tap, external door to rear garden.



## BEDROOM TWO

17' 5" x 8' 0" (5.31m x 2.44m) uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.



## SHOWER ROOM

Formally the garage, A three piece suite comprising; shower cubical and closed coupled w/c and sink unit with mixer tap, uPVC double glazed window, spot lights, extraction fan, splash back tiling.



## LANDING

Stairs to the first floor, internal door to the first floor accommodation, wall mounted radiator, uPVC double glazed windows to the side and front elevations.



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### LOUNGE

15' 1" x 13' 3" (4.6m x 4.04m) uPVC double glazed window to front elevation, wall mounted radiator and cover, tv aerial point, electric fire and fireplace.

### DINING ROOM

9' 8" x 8' 6" (2.95m x 2.59m) uPVC double glazed bay window to the rear elevation, wall mounted radiator and cover, archway leading through to kitchen.

### KITCHEN

9' 10" x 8' 0" (3m x 2.44m) A range of Shaker Oak style kitchen units with a mix of high and low fitted kitchen units, work tops over and inset single drainer white enamelled one and a half bowl sink unit with mixer tap, integrated fridge and freezer, electric cooker and stainless steel finish chimney style filter hood, tiled floor, central heating radiator and uPVC double glazed window to the rear elevation.

### LANDING

uPVC double glazed side window, wall mounted radiator, doors leading to internal accommodation.

### BEDROOM ONE

11' 8" x 10' 3" (3.56m x 3.12m) uPVC double glazed window to the front elevation, wall mounted radiator.

### BEDROOM THREE

13' 7" x 8' 7" (4.14m x 2.62m) uPVC double glazed window to the front elevation, wall mounted radiator and cover, fitted wardrobes and matching bedside cabinets.

### BEDROOM FOUR

10' 3" x 6' 1" (3.12m x 1.85m) uPVC double glazed window to the rear elevation, wall mounted radiator and cover.





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### BATHROOM

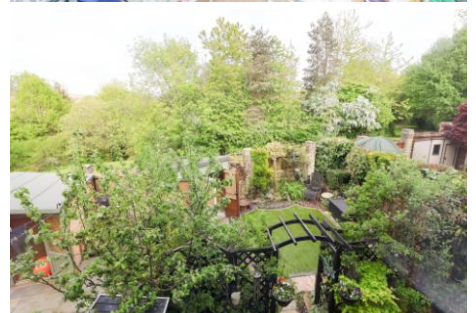
A three piece suite comprising; Jacuzzi bath with over bath shower, pedestal sink unit with mixer tap, w/c, uPVC double glazed window to the front elevation, Wall mounted heated towel rail, shaving point, extractor fan, airing cupboard with combi boiler, ceiling spot lights.

### EXTERNALLY

Externally, the property benefits from a driveway providing off-road parking for approximately two vehicles, along with gated side access leading to a flagged and exceptionally private patio area, ideal for entertaining or enjoying a hot tub. A charming archway opens into a low-maintenance faux lawn garden, surrounded by beautifully established flower and shrub borders, and featuring a delightful summerhouse.

### DISCLAIMER

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





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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.