

78 Woolley Bridge, Hadfield, Glossop, SK13 2NX



- **FREEHOLD & NO VENDOR CHAIN**
- Two Bed Stone Cottage
- Spacious Ground Floor Accommodation
- **TWO DOUBLE BEDROOMS**
- Modern Bathroom & En-suite

- Two Tier Rear Garden
- Close to Glossop Town Centre
- Close to M60 Motorway Networks
- Ideal First Home / BTL Investment
- Viewing Essential

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MAIN DESCRIPTION

FREEHOLD & CHAIN FREE

This delightful stone-built cottage offers deceptively spacious accommodation, combining character features with modern living.

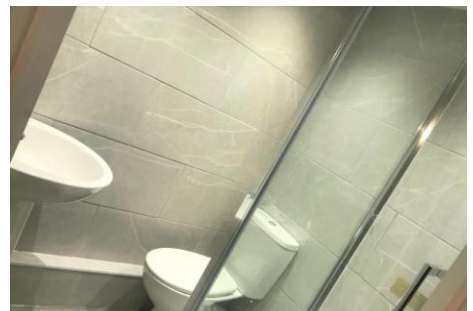
The property briefly comprises a welcoming lounge leading through to a separate dining area, a well-appointed kitchen, and a modern family bathroom to the ground floor. To the first floor are two generous double bedrooms, one of which benefits from its own en-suite shower room, providing excellent flexibility for both owner-occupiers and tenants.

To the rear is a split-level garden, offering excellent potential and requiring some improvement, making it ideal for purchasers looking to create their own private garden haven.

The location provides convenient access to local amenities, countryside walks, and surrounding towns, with strong transport links nearby. Rail connections offer direct routes into Manchester, while road links provide easy access to Sheffield the wider North West and the Peak District.

This property would make an ideal first-time purchase, downsizing opportunity, or a strong buy-to-let investment, with continued demand for well-located character homes.

Early viewing is highly recommended to appreciate the space, charm, and potential on offer.



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Lounge

14' 2" x 13' 3" (4.32m x 4.04m) uPVC double-glazed external door leading into the lounge. 2 x uPVC double-glazed windows to the front elevation, Ceiling light point, wall-mounted radiator, and cupboard housing meters. Exposed ceiling beams. Open through to Dining Room



DINING AREA

11' 11" x 8' 5" (3.63m x 2.57m) Ceiling light point, wall-mounted radiator, and under-stairs storage cupboard. opening through to kitchen and ground floor bathroom.



KITCHEN

9' 5" x 7' 5" (2.87m x 2.26m) Fitted with a range of high- and low-level units with contrasting work surfaces. Four-ring gas hob with extractor hood over, electric oven, and spotlights to the ceiling. Wall-mounted radiator. uPVC double-glazed window overlooking the garden and uPVC double-glazed door providing access to the rear garden. Additional work surface area with space and plumbing for a dishwasher or washing machine. Stainless steel sink with drainer and mixer tap.



Downstairs Bathroom

8' 4" x 4' 7" (2.54m x 1.4m) Three-piece suite comprising bath with overhead shower, low-level WC, and wash hand basin set within a vanity unit. Floor-to-ceiling tiling, extractor fan, ceiling light point, and wall-mounted chrome towel radiator.



LANDING

Staircase rising to first floor landing with ceiling light point and loft access.



MAIN BEDROOM

13' 2" x 12' 3" (4.01m x 3.73m) uPVC double-glazed window to the front elevation with far-reaching countryside views. Ceiling light point, wall-mounted radiator, and door leading to the en-suite.



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EN-SUITE

4' 4" x 4' 3" (1.32m x 1.3m) Three-piece suite comprising enclosed shower cubicle, low-level WC, and pedestal wash hand basin. Spotlights to ceiling and extractor fan.

BEDROOM TWO

11' 2" x 10' 6" (3.4m x 3.2m) uPVC double-glazed window to the rear elevation with garden aspect. Ceiling light point and wall-mounted radiator.

EXTERNAL

To the rear is a split-level garden, offering excellent potential and requiring some improvement, making it ideal for purchasers looking to create their own private garden haven.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

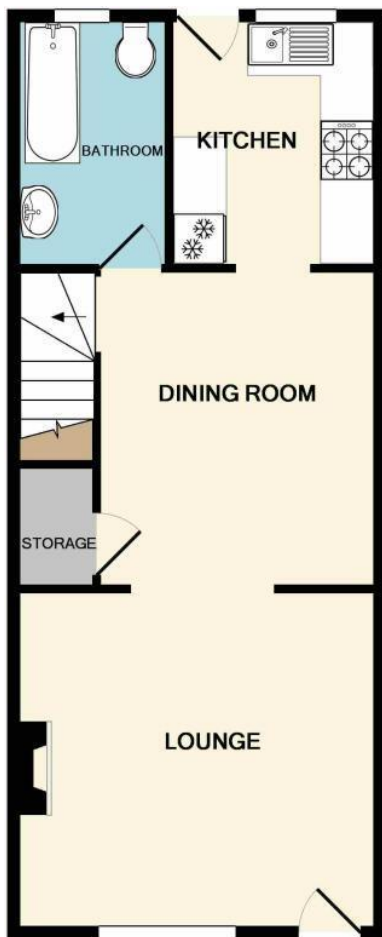
EPC Rate - D

Council Tax Band Rating - A

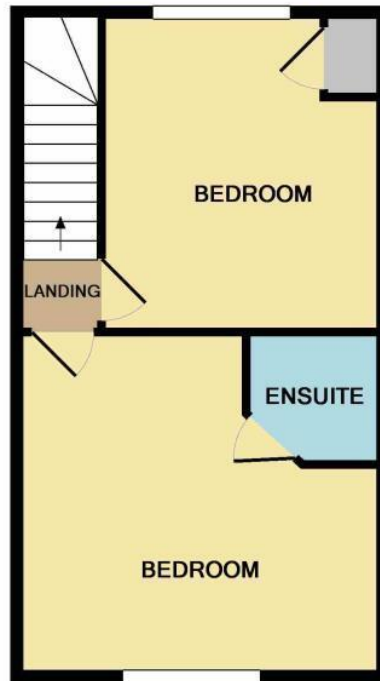
Council - High Peak Borough Council



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GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

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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