



12 Padfield Main Road, Hadfield, Glossop, Derbyshire, SK13 1EZ

**** SEE OUR VIDEO TOUR **** A larger than average, stone built end terraced house, offering well presented living space and enjoying open forward views over the neighbouring farmland, Bottoms Reservoir and to the hills beyond. Briefly the property which has gas central heating and pvc double glazing includes an entrance vestibule, front lounge with gas burning stove and fireplace, a fitted dining kitchen with breakfast bar and appliances, conservatory, two first floor bedrooms and a spacious shower room. Walled frontage, shared rear gardens, greenhouse and off road parking for two cars. Energy Rating D

£275,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end, at the roundabout cross over onto Bank Bottom, this then changes into Brosscroft and at the end turn right onto Padfield Main Road where the property can be found on the right hand side.

GROUND FLOOR

Entrance Vestibule

Pvc double glazed front door, slate tiled floor and glazed door leading through to:

Lounge

15'11 narrowing to 15'5 x 13'10 (less vest)
Pvc double glazed front window, 2 four column central heating radiators, slate tiled floor, electric meter cupboard, two wall light points and feature fireplace with gas burning stove, door through to:

Dining Kitchen

19'11 narrowing to 18'3 x 9'8 (plus stairs)
A range of fitted shaker style kitchen units finished in grey and including base cupboards and drawers, integrated dishwasher and plumbing for an automatic washing machine, wood block effect work tops over with an inset one and a half bowl stainless steel sink and mixer tap, breakfast bar, split level Neff electric oven and gas hob with filter hood over, wall cupboards, central heating radiator, understairs recess, pvc double glazed rear window, stairs to the first floor and stable type door to:

Conservatory

19'8 x 4'9
Pvc double glazed windows and patio doors, three column central heating radiator and electric underfloor heating, tiled floor.

FIRST FLOOR

Landing

Two column central heating radiator and doors leading off to:

Bedroom One

17'4 narrowing to 14'6 x 13'9

Pvc double glazed front window, four column central heating radiator, stripped floorboards, open forward views and additional access door to bedroom two.

Bedroom Two

9'8 x 9'0

Pvc double glazed rear window and three column central heating radiator, door and ladder access to the attic.

Shower Room

A white suite including a large walk-in shower, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and three column central heating radiator with chrome finish towel rail.

Attic Space

Boarded space with two Velux double glazed skylight windows.

OUTSIDE

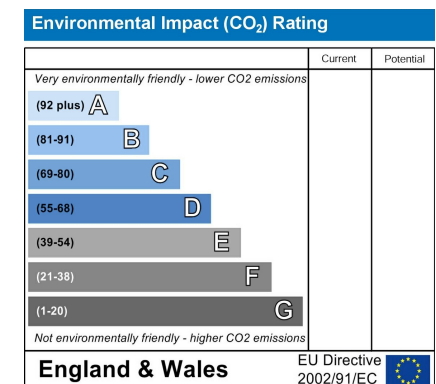
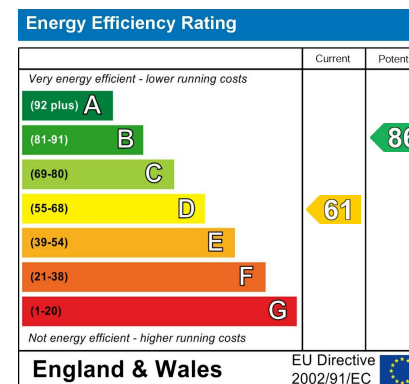
Shared Garden & Parking

The property has a walled frontage, lovely shared gardens at the rear with a greenhouse and there are two allocated parking spaces at the side on the common parking area.

Our ref: Cms/cms/0530/2025

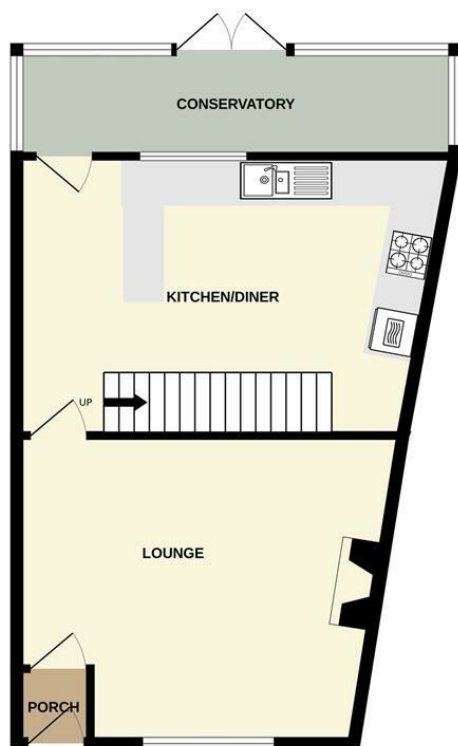
Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

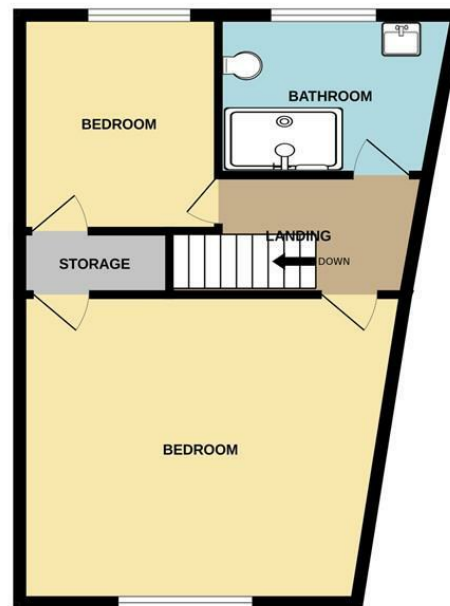




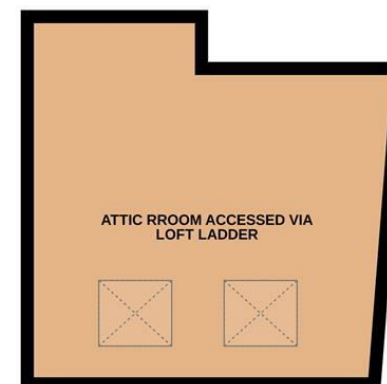
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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