



9 Valemount, Hadfield

Glossop

£350,000



## 9 Valemount

Hadfield, Glossop

Spacious four-bedroom semi in a peaceful cul-de-sac. Versatile layout, driveway, low-maintenance garden, near amenities and transport to Manchester. Ideal for families. Early viewing advised.

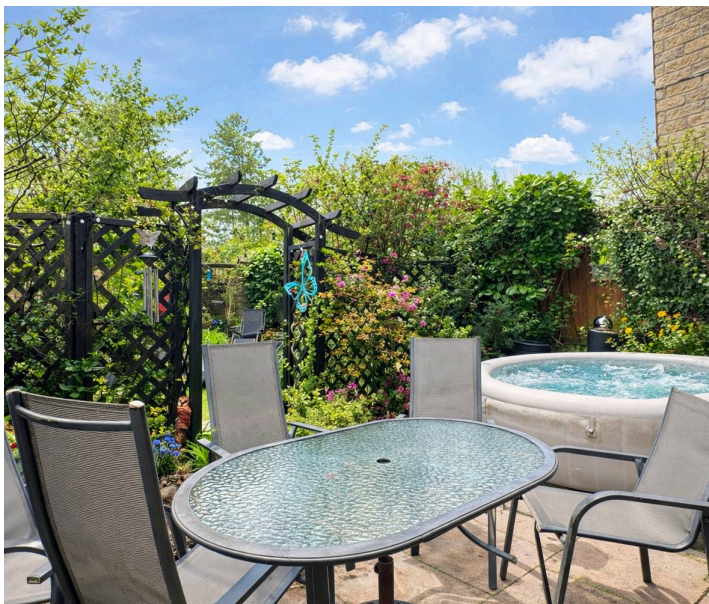
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- An Incredibly Versatile Freehold Semi-Detached Property
- Ideal for Growing and Established Families Alike
- Ground Floor Area with Annex Features if Required
- Four Core Bedrooms and Two Bathrooms
- Three Reception Areas and Kitchen
- Driveway Parking for Two Vehicles
- Pleasant and Low Maintenance Garden at Rear
- Pleasant Cul-de-Sac Location
- Walking Distance or a Short Drive to Local Amenities









This impressive four-bedroom semi-detached house presents an outstanding opportunity for families seeking a spacious and versatile home in a peaceful cul-de-sac setting. The property is freehold and thoughtfully arranged to accommodate a variety of lifestyles, making it ideal for both growing and established families.

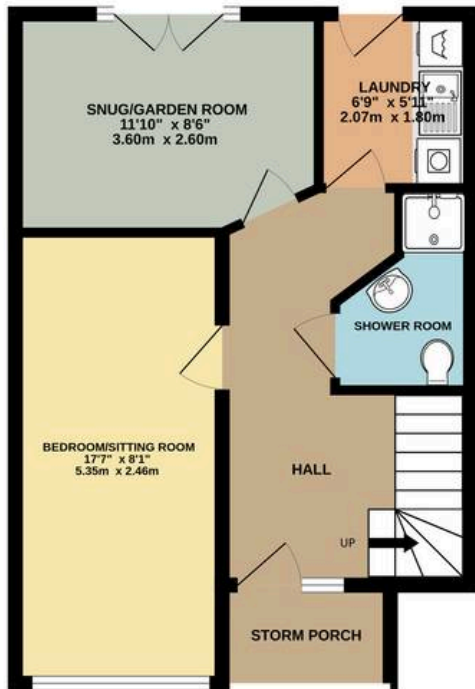
On entering the home, you are greeted by a generous hallway with a glass and wood balustrade and stairs leading up to the first floor landing, plus access to two of the versatile bedrooms or living spaces, a shower room and a laundry room. The large front facing room is currently utilised as a bedroom and the rear facing room as a snug/garden room, with its uPVC double glazed French doors opening out into and overlooking the rear garden. The shower room comprises a shower enclosure, a pedestal wash basin and a close coupled WC, whilst the laundry room comprises modern shaker style base and wall units, a worksurface with a ceramic one and a half bowl sink with mixer-tap and drainer, space for a washing machine and dryer and a door opening out into the rear garden.

The main living/dining and kitchen areas are located off the first-floor landing, which also features a glass and timber balustrade and return staircase to the second floor, plus dual aspect uPVC double glazed windows. The living room sits to the front of the property and is a generous size with a uPVC double glazed window to the front, a fireplace with an inset living flame effect gas fire and double doors that open fully to reveal a bright and roomy dining room at the rear with a box bay uPVC double glazed window and an archway to the kitchen. Well-appointed kitchen with an ample arrangement of base and wall units, granite worktops, a ceramic sink with a one and a half bowl sink with mixer tap and drainer, an integrated fridge/freezer and space for a cooker and dishwasher.

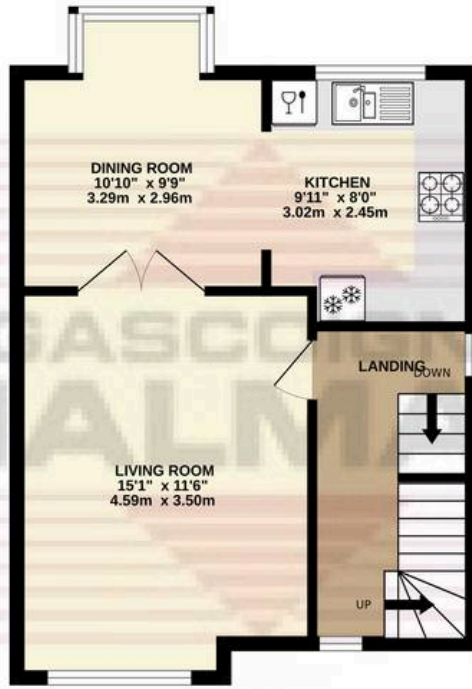
Upstairs, the property offers three core bedrooms, each with comfortable proportions, with one bedroom currently used as a home office, further highlighting the properties versatile layout. All bedrooms feature uPVC double glazed windows and central heating radiators and completing the accommodation is the family bathroom that comprises a panelled Jacuzzi bath with shower over, a pedestal wash hand basin and a close coupled WC.

Additional highlights include driveway parking for two vehicles and a low maintenance rear garden with patio, an artificial lawn, mature planted borders and a summerhouse. The property is situated within walking distance or a short drive from a range of local amenities, including shops, schools, and leisure facilities, whilst the location also offers excellent transport links for commuters via a direct rail line into Manchester Piccadilly. This home combines generous accommodation, practical features, and a highly desirable location to deliver a property that will suit a wide range of buyers. Early viewing is highly recommended to fully appreciate the flexible layout and all that this gem of a property has to offer.

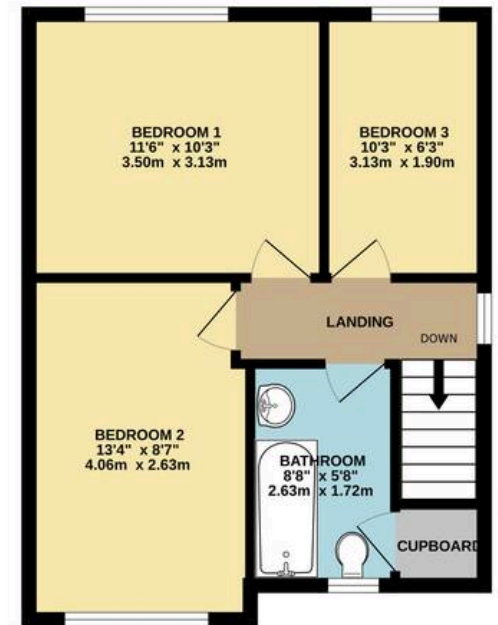
GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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