



# River View, 67 New Road, Tintwistle, Glossop, Derbyshire, SK13 1JN

**\*\* SEE OUR VIDEO TOUR \*\*** An individually built, large detached family home, offering well presented living space arranged over three floors and all just a stones throw from neighbouring Bottoms reservoir and the beautiful Peak District National Park. With over 2360 sqft, the property, which was built in 2003, briefly comprises of an entrance porch and entrance hall, downstairs wc, a front lounge with contemporary fireplace, a 30ft Dining Kitchen with freestanding wood burning stove, a range of shaker style kitchen units with integrated appliances and Granite tops, superb 24ft conservatory, separate snug, study and utility room. Upstairs there are four bedrooms, two with their own en-suite shower rooms, a family bathroom and a huge 30ft attic room with skylight windows. Block paved driveway with space for upto four cars, attached large garage and established gardens with raised South facing split-level decking. No Onward Chain. Energy Rating C

## £625,000

### 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. At the end bear left down Waterside, cross over the bridge into Tintwistle and up New Road where the property is on the right hand side.

#### GROUND FLOOR

##### Front Porch

Pvc double glazed front door and glazed door through to:

##### Entrance Hall

Central heating radiator, Oak flooring, turning spindled staircase leading to the first floor and doors leading off to:

##### Downstairs Wc

A white close coupled wc and matching wash hand basin with mixer tap and vanity unit, central heating radiator and extractor fan.

##### Lounge

16'1 x 13'3

Pvc double glazed front mullion window, central heating radiator and contemporary fireplace with gas living flame fire.

##### Study

10'4 x 9'11 (max meas)

Pvc double glazed front mullion window, central heating radiator and understairs cupboard.

##### Snug/Family Room

13'4 x 6'10

Pvc double glazed side window and central heating radiator.

##### Dining Kitchen

30'0 x 10'10

A spacious room with a freestanding Morso wood burning stove, central heating radiator, twin pvc double glazed patio doors leading through to the conservatory, a range of handleless matt finish kitchen units including base cupboards and drawers, integrated dishwasher, polished Granite tops over with inset stainless steel one and a half bowl sinks and mixer tap, split-level electric double oven and ceramic hob with hood over, matching wall cupboards with pelmet lighting , double sided breakfast bar, Karndean flooring and pvc double glazed side and rear mullion windows.

##### Conservatory

24'7 x 9'0 (max meas)

Pvc double glazed windows and patio doors leading out to the rear garden, central heating radiator.

##### Utility Room

9'11 x 5'11

Plumbing for an automatic washing machine, fitted base cupboards and drawers, work top over and stainless steel sink, Worcester gas fired combination boiler and radiator, pvc double glazed side window and external side door.

#### FIRST FLOOR

##### Landing

Pvc double glazed side window, door and stairs leading to the attic room, doors leading off to:

##### Master Bedroom

14'1 x 11'3 (max meas plus recess)

Pvc double glazed side and rear mullion window, central heating radiator, walk-in wardrobe and door to:

##### En-Suite Shower Room

A white three piece suite including a corner shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, white towel radiator and pvc double glazed rear window.

### Bedroom Two

11'3 (max) x 11'0 (plus door recess)

Pvc double glazed rear mullion window, central heating radiator and door to:

### En-Suite Shower Room

A white three piece suite including a shower cubicle, pedestal wash hand basin and close coupled wc, chrome finish towel radiator and pvc double glazed side window.

### Bedroom Three

12'4 x 11'3

Pvc double glazed front and side windows, central heating radiator and dressing room off (potential for a third en-suite) with pvc double glazed side window, central heating radiator and built-in wardrobe.

### Bedroom Four

10'9 x 5'6 (plus door recess)

Pvc double glazed front window and central heating radiator.

### Bathroom

A white four piece suite including a panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit, close coupled wc and walk-in shower, white towel radiator and pvc double glazed front porthole window.

## SECOND FLOOR

### Attic Room

13'0 x 15'7 (less stairs)

Spindled balustrade, central heating radiator, eaves storage and three double glazed Velux skylight windows with fitted blinds.

## OUTSIDE

### Attached Garage

17'9 x 13'0

Remote controlled electric, Aluroll roll over door, power and light, pvc double glazed rear window and personnel door.

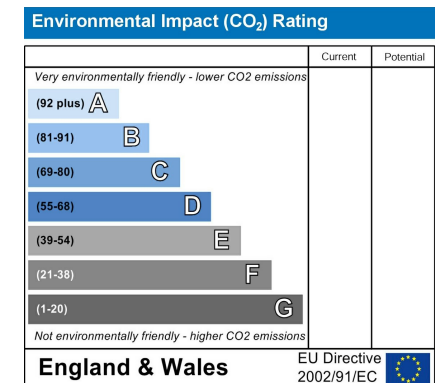
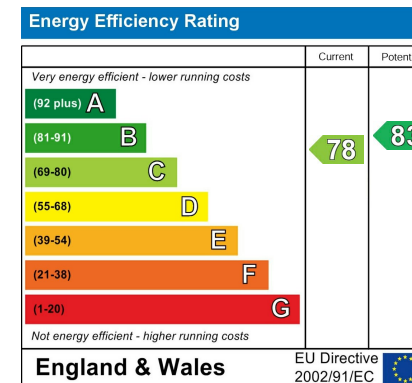
### Gardens

The property has a walled block paved frontage with parking for four cars, an enclosed Easterly facing rear garden with lawn, flagged patio area and raised, South facing, split-level decking, taking full advantage of the surrounding views.

Our ref: Cms/cms/0319/25

### 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.





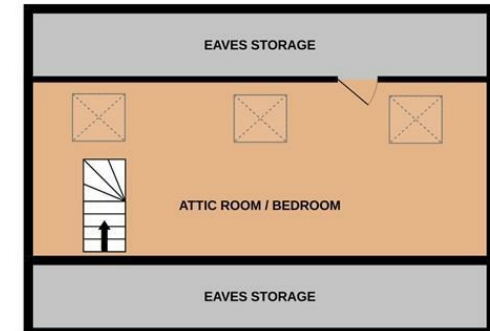
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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