



**GASCOIGNE
HALMAN**

Tarnside Fold, Glossop
£325,000

THE AREA'S LEADING ESTATE AGENCY



Ideal for first time buyers and home movers alike, this immaculately presented link-detached property offers potential buyers a pleasant amount of living space, well-proportioned bedrooms, an integral garage and a well-maintained and nice sized garden at the rear.

Property details

- An Immaculately Presented Link Detached Property
- Ideal for First Time Buyers and Home Movers Alike
- Driveway and Integral Garage
- Pleasant and Spacious Bathroom
- Three Well-Proportioned Bedrooms with Fitted Furniture
- Extended Fitted Kitchen and Conservatory
- Separate Living and Dining Rooms
- Porch and Entrance Hall
- Freehold with Rent Charge
- Generous Living Space



About this property

There is plenty to appreciate within this superbly maintained link-detached property. Located on the desirable Tarnside Fold in the popular residential area of Simmondley, the property sits on a generous plot and is well situated for all local amenities.

A ground floor entrance porch opens to an entrance hall featuring stairs up to the first-floor landing, an under-stair cupboard and access into the living room and kitchen. The bright and airy living room includes a fireplace with inset living flame coal effect gas fire and a large uPVC double glazed window to the front. The kitchen area comprises a generous arrangement of solid wood base and wall units, granite work tops with an inset stainless steel one and a half bowl sink with drainer and mixer tap and integrated appliances including an electric oven and gas hob with pull out extractor over, a low level fridge and a low level freezer. Adjacent to the kitchen is a separate dining room with sliding patio doors opening into a pleasant conservatory that overlooks and opens into the rear garden. Access at the other side of the kitchen takes you into a rear lobby with laundry area and a cloakroom/WC, separate access into the rear garden and access into the integral garage which features an electric roll shutter door.

At first floor level there are three well-proportioned bedrooms and a family bathroom off the landing area, which also features a loft access point. There is little to choose between the two double bedrooms, both of which feature fitted bedroom furniture, as does the smaller single bedroom which includes a built-in single bed frame. The family bathroom comprises a panelled bath with a hand shower attachment, a vanity wash hand basin with mixer tap and a close coupled WC plus part tiled walls and a cupboard housing the gas fired combination boiler.

Externally there is off road parking to the front with an adjacent grassed lawn and planted borders, whilst at the rear you will find an enclosed garden space with patio seating, a grassed lawn, flower beds and fenced and hedgerow boundaries. Viewing is highly recommended.







DIRECTIONS

SK13 6ND

COUNCIL TAX BAND

C

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING – To Be Confirmed

PRIMARY SOURCE OF HEATING

Gas Central Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Drainage

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

ADSL Copper Wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

None

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

None

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

None

SOURCES OF FLOODING

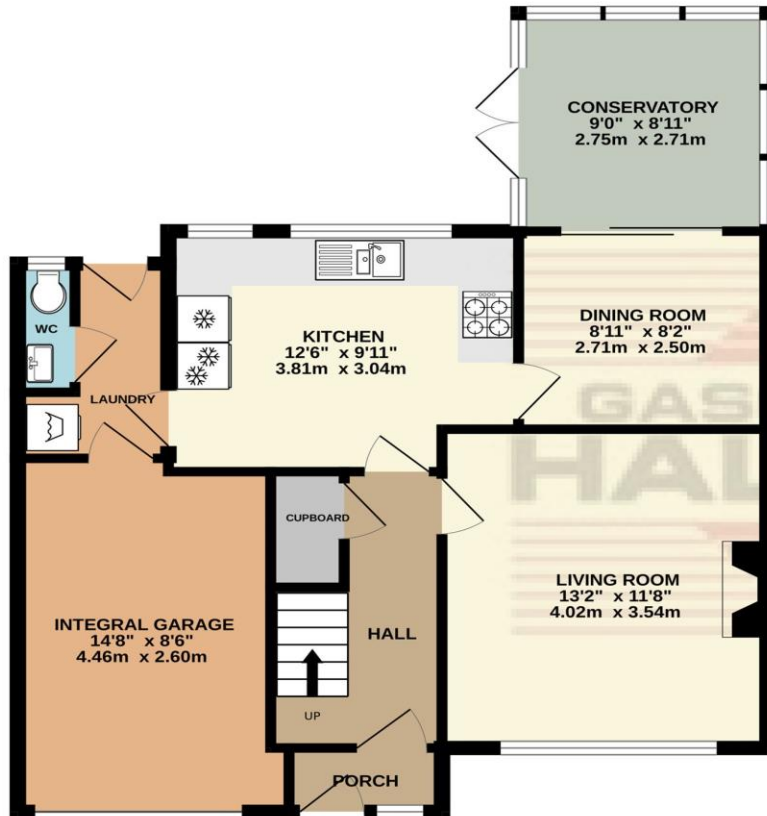
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

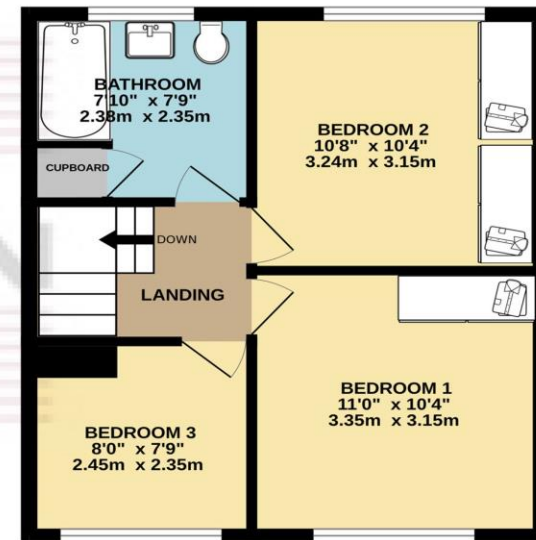
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025



THE AREA'S LEADING ESTATE AGENCY

01457 604244 glossop@gascoignehalman.co.uk
26 High Street West, Glossop, High Peak, SK13 8BH