

**82 Spire Hollin, Glossop, Derbyshire, SK13 7BJ**



- SPIRE HOLLIN LOCATION
- Detached Family Home
- Bay Fronted
- Three Bedrooms
- Spacious Family Bathroom

- Two Reception Rooms
- Kitchen/Pantry & Utility Room
- Ground Floor w/c & Storage Room
- Front & Rear Gardens
- Driveway & Garage

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## MAIN DESCRIPTION

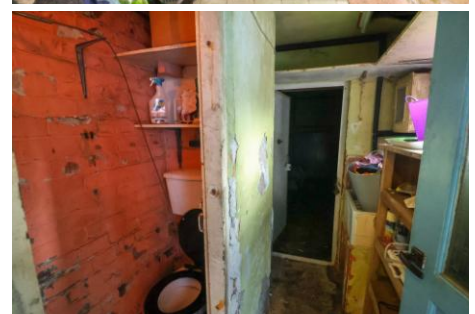
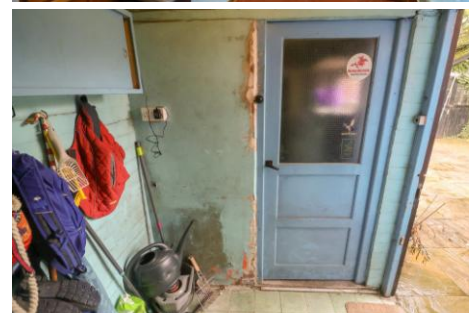
### \*\*\*SPIRE HOLLIN LOCATION\*FREEHOLD\*\*\*

Stepping Stones are delighted to offer for sale this impressive, detached family home situated in one of the most desirable locations in Glossop.

The property is in need of renovation giving the new purchasers the opportunity to realise the potential and their vision for this stylish 1920's home. With high ceilings and generous room sizes along with some lovely original features the internal accommodation in brief comprises; External Weather Porch, Entrance Hallway, Two Reception Rooms, Kitchen/Diner with Pantry, Ground Floor w/c & Utility and Additional Spacious Storage Room to the ground floor and Three Bedrooms and Spacious Family Bathroom to the first floor.

Externally there are both front and rear gardens, driveway and large garage.

The property enjoys far reaching countryside views and is just a short distance Glossop Town Centre which is nestled between Sheffield and Manchester on the edge of the breathtaking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.



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## ENTRANCE HALLWAY

External door and window, wall mounted radiator, internal doors to the ground floor accommodation, attractive panelling, cornice to ceiling, stain glass windows, ceiling light point, stairs to the first floor accommodation.

## LOUNGE

15' 4" x 14' 0" (4.67m x 4.27m) A generous sized front reception with attractive bay window to the front elevation with original stain glass, wall mounted radiator, ceiling light point, gas coal effect fire, attractive cornice to ceiling and ceiling light point, uPVC double glazed window to the side elevation.

## RECEPTION TWO

16' 7" x 13' 9" (5.05m x 4.19m) Reception two with uPVC double glazed windows to the side and rear elevations, wall mounted radiator, ceiling light point, cornice to ceiling, gas fire and surround, 2 x wall light points, internal door through to kitchen breakfast.

## KITCHEN

13' 9" x 6' 5" (4.19m x 1.96m) High and low kitchen units, stable door providing access to the rear porch and storage room, ceiling light point, space for gas cooker, window, Stainless Steel sink and drainer unit with mixer tap, internal door through to pantry with ceiling light point, window, consumer unit and meter points.

## UTILITY AND GROUND FLOOR W/C

Ground floor WC, Belfast sink, ceiling light point, plumbing for washing machine, access through to good room.

## STORAGE ROOM



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## LANDING

Stairs from the ground to the first floor, attractive window to the side elevation, panelling, internal doors to the first floor and ceiling light point.

## MAIN BEDROOM

14' 0" x 13' 3" (4.27m x 4.04m) A large double bedroom with attractive curved bay window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.

## BEDROOM TWO

13' 9" x 12' 12" (4.19m x 3.96m) A further generous double bedroom with uPVC double glazed window to the rear elevation, original fitted wardrobes, ceiling light point, wall mounted radiator.

## BEDROOM THREE

12' 0" x 8' 5" (3.66m x 2.57m) uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, fitted wardrobe.

## BATHROOM

9' 9" x 9' 2" (2.97m x 2.79m) A generous sized bathroom with four piece suite comprising; low-level WC; pedestal sink unit and bath and separate shower cubicle; storage cupboard; wall mounted radiator; window to the front elevation; splashback tiling; ceiling light point.

## EXTERNAL

A front walled garden with driveway and gated side access to the rear garden with lawn and patio areas, spacious garage and shed



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Tenure - Freehold

Council Tax Band - F

EPC Rate - F

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**FREEHOLD/LEASEHOLD**

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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