

**20 Tarnside Fold, Simmondley, Glossop, SK13 6ND**



- **\*\*\*FREEHOLD\*\*\***
- Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Ground Floor w/c

- Front Garden & Driveway
- Integral Garage
- Private Rear Garden with River Aspect
- Perfect Family Home
- Close to Shops and Schools

# 20 Tarnside Fold, Simmondley, Glossop, SK13 6ND

## MAIN DISCRIPTION

### \*\*\*FREEHOLD\*\*\*

Stepping Stones are delighted to offer for sale this impressive detached family home situated within a horse shoe cul-de-sac within the desirable Simmondley area of Glossop.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

The current vendors have enjoyed this family home for over 25 years and noted the friendly neighbours and community. The internal accommodation in brief comprises; Spacious Entrance Hallway, Ground Floor w/c, Integral Garage, Dining Room, Kitchen and Spacious Lounge to the ground floor and Three Bedrooms, Bathroom and Separate w/c to the first floor.

Externally the property occupies a great sized plot with front lawned garden and driveway and to the rear is a fully enclosed and private rear lawned garden with shed and established planting, river aspect, decked patio and paved patio. Outside lighting creates a night time ambiance.

This is the ideal family home given its close proximity to the local schools and shops.



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## ENTRANCE PORCH

uPVC double glazed entrance door to porch and uPVC double glazed external door through to hallway.

## HALLWAY

A spacious hallway with stairs to the first floor accommodation, wall mounted radiator, two wall light points, internal doors to the ground floor, understairs storage and external door through to the integral garage.

## GROUND FLOOR WC

6' 2" x 4' 4" (1.88m x 1.32m) A two-piece suite comprising w/c and pedestal sink unit, ceiling light point, wall mounted radiator, uPVC double glazed window to the rear elevation.

## LOUNGE

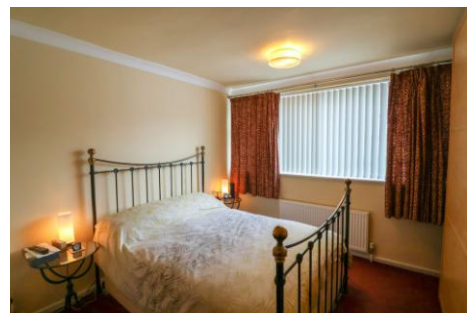
18' 0" x 11' 2" (5.49m x 3.4m) A generous sized lounge with 2 x uPVC double glazed window to the front and side elevations, ceiling light point, two wall light points, gas coal effect fire with attractive fire surround, TV aerial point and wall mounted radiator.

## DINING ROOM

10' 3" x 8' 4" (3.12m x 2.54m) Dining room with sliding patio doors providing access to the elevated decking and garden aspect, wall mounted radiator and ceiling light points.

## KITCHEN

15' 1" x 7' 9" (4.6m x 2.36m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, uPVC double glazed windows to the rear and side elevations and external side door providing access to the rear garden, integrated full-size dishwasher, integrated oven and five ring gas hob with overhead extractor fan, sink and drainer unit, integrated fridge and integrated freezer, two ceiling light points and wall mounted radiator.



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## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, wall mounted radiator, uPVC double glazed window to the side elevation and internal doors to the first floor.

## MAIN BEDROOM

11' 3" x 9' 2" (3.43m x 2.79m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light points and fitted wardrobes to one wall.

## BEDROOM TWO

11' 6" x 8' 8" (3.51m x 2.64m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

## THREE BEDROOMS

11' 4" x 6' 5" (3.45m x 1.96m) uPVC double glazed window to the side elevation, wall mounted radiator and ceiling light point.

## SEPERATE W/C

6' 0" x 2' 8" (1.83m x 0.81m) Separate WC with uPVC double glazed window and ceiling light point.

## BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m) A three-piece suite comprising shower cubicle, pedestal sink unit and bath with mixer shower, floor to ceiling splashback tiling, uPVC double glazed window, ceiling fan and ceiling spotlights with wall mounted radiator.

## GARAGE

18' 0" x 8' 5" (5.49m x 2.57m) uPVC double glazed pedestrian access and window to the rear elevation, up and over electric vehicular access door, wall mounted recently fitted Worcester combination boiler, light point, meter points and consumer unit.



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### EXTERNAL

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### DISCLAIMER

Tenure - Freehold

Council Tax Band - D

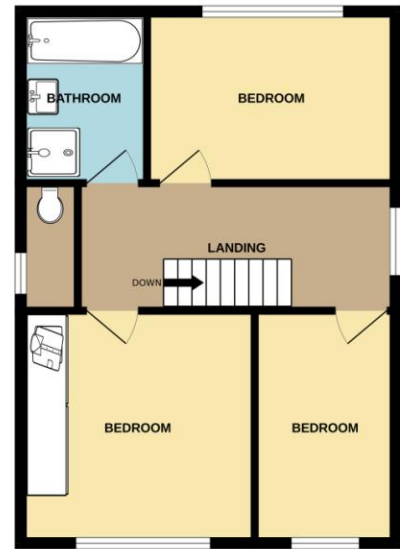
EPC Rate - D



GROUND FLOOR



1ST 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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#### 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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