

9 Starkie Street, Old Glossop, Derbyshire, SK13 7GE



- FREEHOLD
- Old Glossop Location
- Four Bedrooms
- En-suite & Lower Ground Floor w/c
- Entrance Hall & Utility Room
- Integral Garage
- Open Plan Lounge/Dining/Kitchen
- Private Rear & Side Gardens
- Drive with Electric charging point
- Countryside Views

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MAIN DISCRIPTION

FREEHOLD & OLD GLOSSOP LOCATION

Stepping Stones are delighted to offer for sale this beautifully presented end terrace property situated within an exclusive 2021 new build development in the desirable Old Glossop Location.

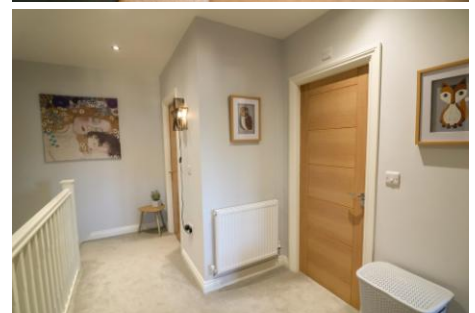
Renowned as the Gateway to the Peaks, the characterful village of Old Glossop boasts village pubs, a pretty square surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop sits between Sheffield and Manchester on the edge of the breath-taking 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.

Spanning three floors this spacious home is beautifully presented and tastefully decorated throughout and in brief comprises: Entrance Hallway, Utility Room, Integral Garage and Bedroom to the ground floor. To the lower ground floor is a spectacular open plan Lounge/Dining/Kitchen and w/c and to the first floor are three bedrooms, en-suite to the main bedroom and stylish family bathroom.

Externally there is a driveway for off road parking with electric car charging point and gated access to the private and fully enclosed rear and side garden with lawn and paved areas.

Viewing is essential for this lovely home



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ENTRANCE HALL

External door to hallway with stairs to the lower ground and first floor accommodation, 2 wall mounted radiators, ceiling spotlights, internal doors to the ground floor accommodation, window to the side elevation, generous size cloak cupboard with superfast fast fibre broadband connection.

INTERNAL GARAGE

Integral garage with up and over electric Vacula door, consumer unit and ceiling light point.

UTILITY ROOM

10' 4" x 7' 1" (3.15m x 2.16m) High and low fitted kitchen units with contrasting splashback, worksurfaces, plumbing for automatic washing machine and space for condensing dryer, wall mounted radiator, ceiling spotlights, sink and drainer unit with mixer tap, uPVC double glazed window to the rear elevation, internal door to ground floor bedroom/office.

GROUND FLOOR BEDROOM/OFFICE

13' 0" x 10' 2" (3.96m x 3.1m) A double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point. Could be used flexibly as a home office or second reception room.

LANDING

A generous size landing with access to boarded loft space, ceiling spotlights, wall mounted radiator internal doors to the first floor accommodation storage cupboard housing boiler.

MAIN BEDROOM

12' 6" x 10' 6" (3.81m x 3.2m) A generous double bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point and internal door through to ensuite.



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ENSUITE

6' 3" x 6' 0" (1.91m x 1.83m) A three-piece suite comprising low-level w/c, wall hung sink drawer unit and shower with rainfall and handheld shower heads, splashback tiling, ceiling spotlights, wall mounted chrome heated towel rail, uPVC double glazed window to the front elevation and shaving point.



BEDROOM TWO

11' 8" x 10' 9" (3.56m x 3.28m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.



BEDROOM FOUR

11' 8" x 6' 7" (3.56m x 2.01m) uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.



FAMILY BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) A three-piece suite comprising low-level w/c, wall hung sink drawer unit and bath with over bath shower, splashback tiling, ceiling spotlights, extraction fan, shaving point and wall mounted chrome heated towel rail.



HALLWAY

Ground floor hallway with uPVC double glazed window to side elevation, ceiling light point and internal door through to open plan kitchen dining lounge.



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OPEN PLAN LOUNGE KITCHEN DINER

32' 4" x 14' 3" (9.86m x 4.34m) Open plan lounge dining kitchen with double glazed bifold doors providing access to the rear garden, wall mounted radiators x 3, four ceiling light points, wall mounted TV aerial point. Kitchen area with breakfast bar and a range of high and low fitted kitchen units with contrasting splashback worksurfaces, understairs under cupboard lighting, integrated full-size dishwasher, eyelevel electric oven and four ring gas hob with external overhead extractor fan, sink and drainer unit with mixer tap, space for tall fridge freezer, ceiling spotlights, and internal door through to ground floor w/c.



GROUND FLOOR WC

7' 3" x 3' 3" (2.21m x 0.99m) A two-piece suite comprising wall hung sink cabinet unit with mixer tap and low-level w/c, extraction fan, wall mounted chrome heated towel rail and ceiling light points.

EXTERNAL

FRONT - Driveway with Electric Car Charging Point & gated access to side Garden

REAR & SIDE - Spacious patio with well planted raised beds are accessed from the lounge with steps leading to a good sized lawned area enjoying countryside views.

DISCLAIMER

Tenure - Freehold

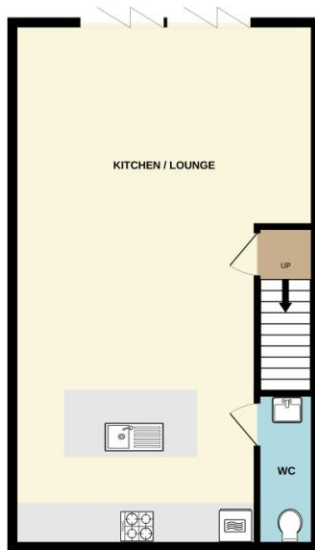
Service Charge - £200 per annum

Annual Service Charge Review Period - annually

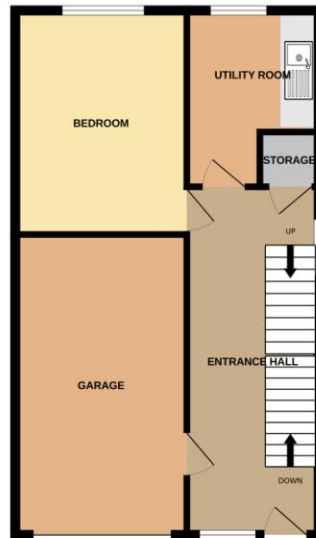
Council Tax Band - D

EPC Rate - B

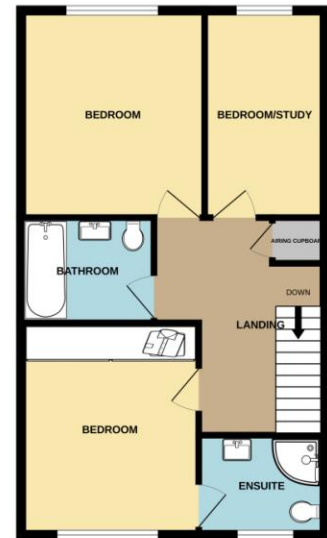
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



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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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