

**28 Tarnside Fold, Simmondley, Glossop, Derbyshire, SK13 6ND**



- IMMACULATLEY PRESENTED
- Detached Family Home
- Three DOUBLE Bedrooms
- Entrance Reception
- Utility & w/c

- Kitchen/Diner
- Spacious Lounge
- Off Road Parking
- Front & Rear Gardens
- Close to Schools & Shops

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## MAIN DESCRIPTION

### \*\*\*IMMACULATLEY PRESENTED\*\*\*

Stepping Stones are delighted to offer for sale this immaculately presented detached family home just a short distance from Simmondley Primary School & Local Shops.

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 property has been very well maintained and tastefully decorated throughout and in brief the internal accommodation comprises; Entrance Reception Room, Utility & w/c, Kitchen / Diner and Spacious Lounge to the ground floor and Three DOUBLE Bedrooms and Family Bathroom to the first floor.

Externally there is off road parking and both front and rear private gardens, given the elevated position the property also enjoys far reaching countryside views.





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## ENTRANCE RECEPTION

18' 0" x 8' 8" (5.49m x 2.64m) External door through to the second reception room, ideal for variety of uses; secondary lounge, office, playroom or formal dining with 2 x Velux windows, ceiling light points, attractive pitched roof, wall mounted radiator and internal door through to ground floor, w/c and utility.

## UTILITY ROOM & W/C

7' 0" x 3' 2" (2.13m x 0.97m) Plumbing for automatic washing machine and space for condensing tumble dryer, shelving and storage cupboard, Low-level w/c and sink cabinet unit, wall mounted boiler window to the rear elevation and ceiling spotlights.

## KITCHEN/DINER

13' 0" x 12' 5" (3.96m x 3.78m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces and attractive bevelled splashback tiling, integrated wine fridge, integrated eye level oven and grill, full-size dishwasher, integrated freezer and fridge, four ring Neff induction hob with overhead extractor fan, under cupboard lighting, wall mounted radiator and ceiling spotlights, 2 x uPVC double glazed windows to the front elevation, stairs to the first floor accommodation internal door through to lounge, Neff oven and induction hob.

## LOUNGE

22' 3" x 9' 9" (6.78m x 2.97m) A generous sized lounge with uPVC double glazed window and sliding patio doors providing access to the rear garden, feature panelling, TV aerial point, wall mounted radiator x 2, parquet herringbone design floor.

## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, feature panelling, internal doors to the first floor accommodation.



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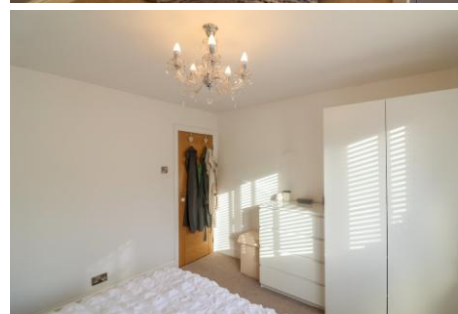
### BEDROOM THREE

14' 0" x 9' 0" (4.27m x 2.74m) A further generous double bedroom with uPVC double glazed windows to the front elevation with far-reaching countryside views, wall mounted radiator and ceiling light points.



### MAIN BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m) A generous double bedroom with uPVC double glazed window to the rear elevation, feature wall panelling, ceiling light point and wall mounted radiator.



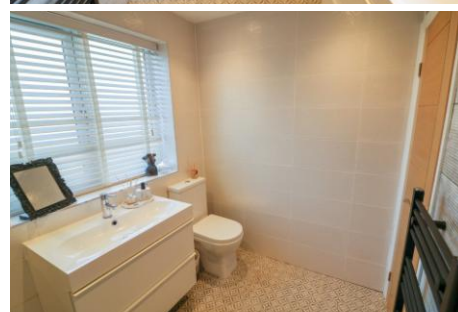
### BEDROOM TWO

11' 8" x 10' 2" (3.56m x 3.1m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light points.



### BATHROOM

8' 6" x 6' 0" (2.59m x 1.83m) A three-piece suite comprising low-level w/c, oversized designer sink unit with drawers and double shower with rainfall and handheld showerhead wall mounted heated towel rail floor to ceiling splashback tiling and ceiling spotlights and uPVC double glazed window to the front elevation.



### EXTERNAL

FRONT - Driveway for several vehicles & front lawn with side gate leading to the rear garden.

REAR - A fully enclosed and private rear garden with patio and lawn areas



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## DISCLAIMER

Tenure - LEASEHOLD

Annual Ground Rent approx.

£15 per annum

Council Tax Band

EPC Rate

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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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