

5 Dovedale Court, Shirebrook Park, Glossop, SK13 8RQ



- SHIREBROOK PARK LOCATION
- Link Detached Family Home
- Three bedrooms
- 2 Reception Rooms
- Kitchen Diner
- Conservatory
- Driveway
- Front & Rear Gardens
- Countryside Views
- Desirable area

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

Stepping Stones are delighted to offer for sale this three bedroom Semi Detached Family Home nestled within a small cul-de-sac position situated in a desirable location enjoying countryside views.

Nestled 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.

The internal accommodation in brief comprises; Entrance Porch, Spacious Lounge/Diner, Kitchen/Breakfast, Garage Conversion/Reception Two and Conservatory to the ground floor. The first floor has Three Bedrooms and Family Bathroom.

Externally there is a well maintained garden and driveway to the front and a part paved and part lawned garden to the rear with established planting.



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ENTRANCE PORCH

5' 8" x 3' 6" (1.73m x 1.07m) uPVC double glazed window and door to porch with ceiling light point, wall mounted radiator, timber and glaze door to lounge.

LOUNGE DINER

21' 0" x 15' 8" (6.4m x 4.78m) A generous sized room with 2 x uPVC double glazed windows, with bay window to the front and uPVC window to the rear elevation, two wall mounted radiators, two ceiling light points, stairs to the first floor accommodation, understairs storage cupboard, TV aerial point and internal door to kitchen diner.

KITCHEN/DINER

16' 1" x 8' 2" (4.9m x 2.49m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap, four ring electric hob, space for undercounter fridge, wall mounted Worcester combination boiler, timber and glazed door through to conservatory, uPVC double glazed window and internal door through to 2nd reception/garage conversion, ceiling spotlights and loft access point.

RECEPTION ROOM

16' 2" x 8' 7" (4.93m x 2.62m) A generous size second reception room formally garage with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point, utility cupboard and loft access point with pulldown ladders.

CONSERVATORY

12' 8" x 8' 9" (3.86m x 2.67m) uPVC double glazed conservatory to the rear elevation with patio door providing access to the rear garden, wall light points and power points.



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LANDING

Stairs from the ground to the first floor, ceiling light points, airing cupboard and internal doors to the first floor accommodation.

BEDROOM ONE

8' 8" x 8' 6" (2.64m x 2.59m) One double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views and garden aspect, wall mounted radiator and ceiling light point with loft access point.

BEDROOM TWO

10' 0" x 9' 7" (3.05m x 2.92m) A further double bedroom with a range of fitted wardrobes to one wall, uPVC double glazed window to front elevation with countryside views, wall mounted radiator and ceiling light point.

BEDROOM THREE

6' 9" x 6' 7" (2.06m x 2.01 m) uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m) A three-piece suite comprising low-level w/c, pedestal sink unit and bath with over bath electric shower, splashback tiling, wall mounted radiator, ceiling light point and uPVC double glazed window to the rear elevation.

EXTERNALLY

There is a garden and driveway to the front and a part paved and part lawned garden to the rear.



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Tenure - Leasehold

Annual Ground Rent - £25.00 per annum

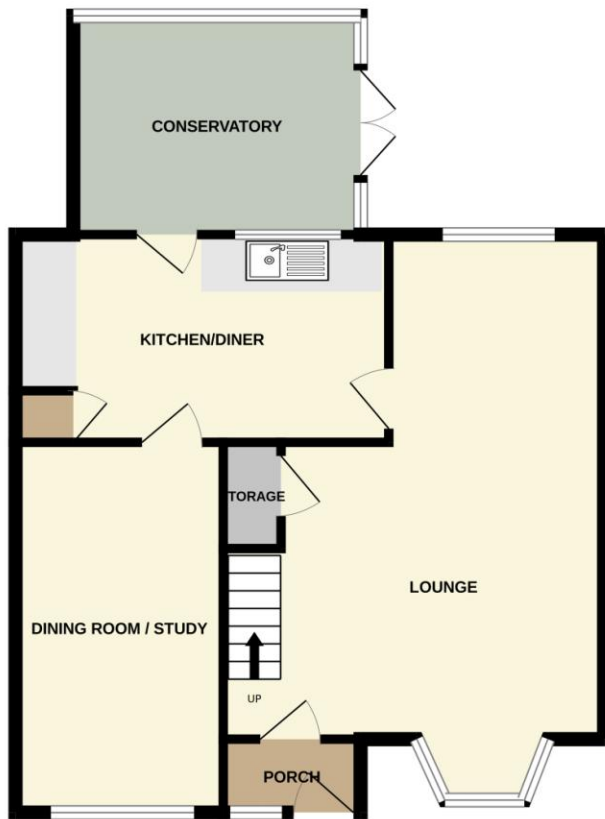
Term - 999 year lease with 956 years remaining

Annual Ground Rent Review Period - none

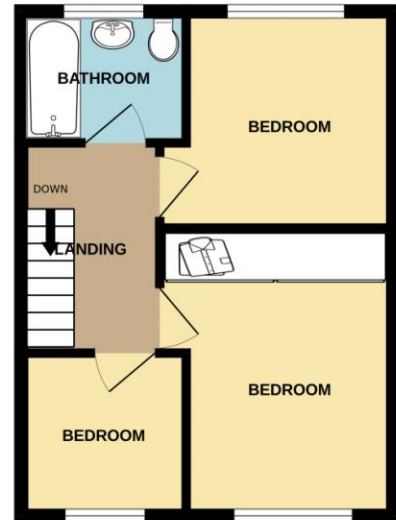
Council Tax Band - C

EPC Rate - C

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

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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