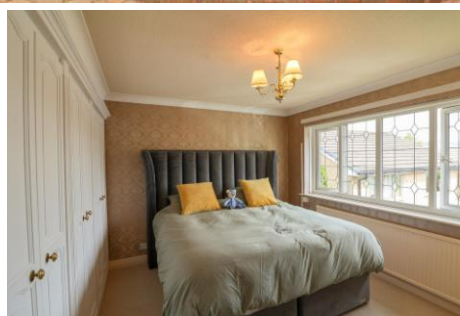


13 Meadow Rise, Simmondley, Glossop, SK13 6UT



- *****FREEHOLD*****
- Detached Family Home
- FOUR Bedrooms
- Two Bathrooms
- Four Reception Rooms
- Rear Garden with Views
- Garage & Driveway
- Cul-de-Sac Location
- Ideal for Family with live in Elderly Relative
- Sought after location.

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MAIN DESCRIPTION

FREEHOLDCompetitively Priced for a Quick Sale

Stepping Stones are delighted to offer for sale this immaculately presented detached family home situated on the desirable and sought after Barratts development in Simmondley.

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.

This lovely home is beautifully decorated throughout and has been maintained to a high standard. It offers a fantastic space for family living and entertaining and would make the perfect home for those families with live in elderly relatives or teenager, given the annex extension.

The internal accommodation in brief comprises; Entrance Porch, Entrance Hallway, Spacious through Lounge/Diner, Play Room/office/Annex Bedroom, Annex Ground Floor Shower Room, Reception 2/Annex Lounge, Large Conservator, Kitchen/Breakfast and Utility Room to the ground floor and Four Bedrooms, Bathroom with separate shower Room and w/c to the first floor.

Externally there is a Driveway and Garage to the front and Private and Fully Enclosed rear garden which is currently undergoing landscaping construction.

The current vendors have competitively priced the property for a quick sale to secure their dream forever home.



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ENTRANCE PORCH

External door into porch with ceiling light point, internal door to co-covered same unit timber glaze door into hallway.

HALLWAY

Stairs to the first floor accommodation, internal doors to the ground floor.

LOUNGE

22' 2" x 9' 4" (6.76m x 2.84m) uPVC double glazed bay window to the front elevation and window to the rear, wall mounted radiator, x3 wall light points, feature fireplace, Lounge size lounge with UPVC double glazed bay window to the front elevation and window to the rear wall mounted radiator times two ceiling light .3 wall light points feature fireplace internal door through two in a hallway

INNER HALLWAY

Inner hallway with loft access point ceiling light point wall mounted heater internal doors through to snug playroom and ground floor shower room

PLAYROOM

Play room with UPVC double glaze window to the front elevation wall mounted radiator ceiling light point storage cupboard

GROUND FLOOR SHOWER ROOM

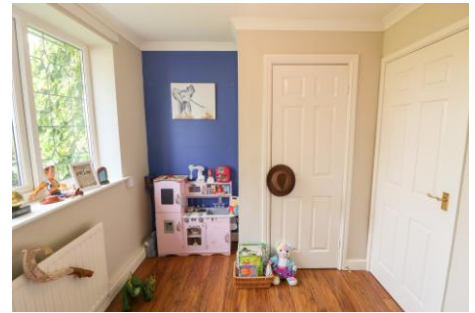
1' 8" x 1' 6" (0.51m x 0.46m) A three-piece suite comprising WC, pedestal sink unit and shower, ceiling spotlights, splashback tiling, window to the side elevation, wall mounted chrome heated towel rail.

RECEPTION ROOM TWO

16' 6" x 10' 0" (5.03m x 3.05m) uPVC double glazed windows to the side and rear elevations and patio doors providing access to the conservatory, wall mounted radiator, ceiling light point, feature fireplace, TV aerial point.

CONSERVATORY

19' 9" x 8' 2" (6.02m x 2.49m) Large conservatory with patio doors with access to the rear garden and two snug storage cupboard, wall mounted radiator, four wall light points.



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KITCHEN BREAKFAST ROOM

13' 0" x 9' 10" (3.96m x 3m) Mixture of high and low fitted kitchen units, worksurfaces, splashback tiling, integrated eye level oven, four ring electric hob with overhead extractor fan, under cupboard lighting, integrated tall fridge freezer, full size dishwasher, ceiling light points, patio doors providing access to the conservatory, central breakfast island with storage and internal door through to utility area.



UTILITY ROOM

8' 10" x 2' 8" (2.69m x 0.81m) Wall mounted boiler, plumbing for automatic washing machine, space for condensing dryer, ceiling light point, uPVC double glazed external door to the side elevation.



LANDING

Stairs from the ground to the first floor, loft access point, internal doors to the first floor accommodation.



MAIN BEDROOM

12' 9" x 11' 11" (3.89m x 3.63m) Generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, built-in closet, triple built-in wardrobe, ceiling light point, wall mounted radiator.



BEDROOM TWO

11' 11" x 10' 4" (3.63m x 3.15m) uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, two fitted wardrobes, ceiling light point.



BEDROOM THREE

10' 3" x 7' 7" (3.12m x 2.31m) A small double with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in wardrobe.



BEDROOM FOUR

10' 3" x 6' 3" (3.12m x 1.91m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points, telephone point.

BATHROOM

Bath and wall hung sink unit, splashback tiling, wall mounted radiator, over bath handheld shower, ceiling spotlights, uPVC double glazed window to the rear elevation.



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WC

Separate WC with low-level WC and wall hung sink, splashback tiling, ceiling spotlights, uPVC double glazed window to the rear elevation.

SHOWER ROOM

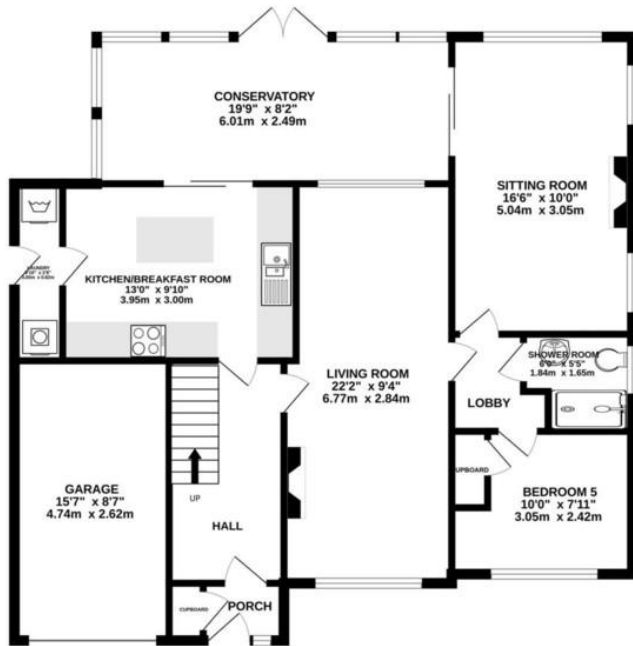
Separate shower with ceiling spotlights and wall mounted radiator.

EXTERNALLY

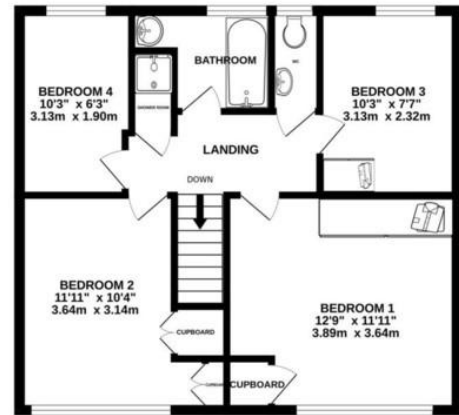
To the front is a spacious driveway and garage and side access to a spacious rear garden which is currently undergoing landscape construction.



GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA: 1578 sq.ft. (146.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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