

**46 Turnlee Road, Glossop, Derbyshire, SK13 6JS**



- **\*\*\*FREEHOLD\*\*\***
- Beautiful Bay Fronted Semi Detached
- Period Property with Original Features
- Entrance Hall & Vestibule
- TWO Reception Rooms & Conservatory
- Large Kitchen/Diner
- Utility Room & Ground Floor w/c
- Four Bedrooms & Office Landing
- Large South & South Westerly Gardens
- Garage & Driveway with Off Road Parking

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## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this beautiful Stone Bay Fronted Semi Detached period property with an abundance of original features, occupying a very generous plot with south and south westerly facing gardens and off road parking close to Glossop town centre.

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.

This spacious home is beautifully presented and tastefully decorated throughout, boasting original features such as high skirting boards, attractive ceiling coving and banister rail and has been lovingly cared for by the current owner for over 44 years, making a fabulous home for a growing family.

The internal accommodation is spacious and versatile and in brief comprises; Entrance Vestibule with beautiful tiling, Entrance Hallway, Two Reception Rooms, Kitchen/Diner, Utility Room, Ground Floor w/c and Conservatory to the ground floor and a spacious Office Landing with Four Bedrooms and Family Bathroom to the first floor.

Externally to the front of the property is gated access to a large driveway for multiple vehicles. There is a Large side lawn garden with established and mature planting which subject to planning could be a building plot option. To the rear of the property is a garage and a good sized lawned garden with flowerbeds to each side.

Viewing is essential for this lovely home.



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## ENTRANCE VESTIBULE

External door to vestibule with attractive tiled flooring, timber and glazed entrance door through to hallway.

## ENTRANCE HALLWAY

An attractive hallway with period features with coving to ceiling and ceiling light point with ceiling rose, stairs to the first floor accommodation, high skirting boards, wall mounted radiator, internal door to the ground floor, under stairs storage cupboard.

## RECEPTION ROOM ONE

16' 0" x 12' 0" (4.88m x 3.66m) A lovely period style room with large uPVC double glazed bay window to the front elevation with window seat, attractive coving to ceiling, high skirting boards, wall mounted radiator, ceiling light point.

## RECEPTION ROOM TWO

14' 3" x 11' 4" (4.34m x 3.45m) A further generous reception room with two uPVC double glazed windows to the side and rear elevations, gas stove and fire surround, TV aerial point, wall mounted radiator, coving to ceiling and high skirting boards.

## KITCHEN DINER

13' 3" x 11' 7" (4.04m x 3.53m) A generous sized room with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, attractive stone lintel space for gas oven, sink and drainer unit, integrated full-size dishwasher, ceiling spotlights, two wall light points times, two uPVC double glazed windows to the side elevation, internal door through to rear in a hallway.

## CONSERVATORY

12' 6" x 5' 2" (3.81m x 1.57m) Conservatory to the side elevation with uPVC double glazed door providing access to the rear garden, wall light points.



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## UTILITY ROOM

9' 2" x 7' 8" (2.79m x 2.34m) Utility room with loft access point wall mounted radiator, high and low fitted units, wall mounted boiler, ceiling light points, radiator, tiled flooring, plumbing for automatic washing machine, space for condensing dryer, uPVC double glazed window to the rear elevation.



## GROUND FLOOR WC

6' 2" x 3' 2" (1.88m x 0.97m) A two-piece suite comprising low-level WC and pedestal sink unit, ceiling light point, wall mounted radiator uPVC double glazed window to the rear elevation.



## LANDING

A generous size landing which could be used as office space, double storage cupboard, loft access points with pulldown ladders, internal doors to the first floor accommodation and uPVC double glaze window to the side elevation.



## MAIN BEDROOM

14' 4" x 12' 0" (4.37m x 3.66m) A generous double bedroom with uPVC double glazed windows to the side and rear elevations, fitted wardrobes to one wall, wall mounted radiator, ceiling light points, countryside views.



## BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



## BEDROOM THREE

11' 7" x 7' 0" (3.53m x 2.13m) uPVC double glazed window to the rear elevation with garden and countryside views, wall mounted radiator, ceiling light point.



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## BEDROOM FOUR

8' 8" x 7' 9" (2.64m x 2.36m) A single bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light points.

## BATHROOM

8' 8" x 6' 1" (2.64m x 1.85m) A three-piece suite comprising WC, pedestal sink unit and bath with over bath shower, ceiling light point, storage cupboard, wall light points, floor mounted chrome heated towel rail, uPVC double glazed window to the side elevation.

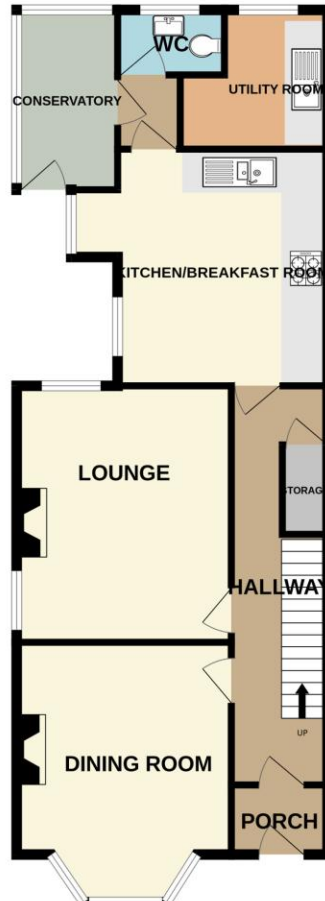
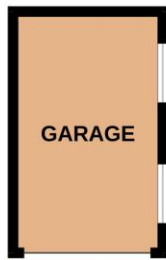
## EXTERNALLY

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## DISCLAIMER

Tenure - Freehold  
Council Tax Band - D  
EPC Rate - E





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#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
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