

**7 Quarry Close, Glossop, Derbyshire, SK13 7SR**



- NO VENDOR CHAIN
- Ground Floor Flat
- Two Bedrooms
- Lounge/Diner
- Kitchen

- Shower Room
- Un-interrupted Countryside Views
- Close Proximity to Glossop Town
- External Storage Cupboards
- Ideal First Home or Downsizing Property

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## MAIN DESCRIPTION

**\*\*\*NO VENDOR CHAIN\*\*\***

This Ground Floor flat is situated just a short walk from Glossop Town Centre and is ideal for a first home or downsizing property.

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 lovely flat enjoys far reaching un-interrupted countryside views with spacious accommodation which in brief comprises; Covered External Porch with Two Storage Cupboards, Entrance Hallway, Lounge/Diner, Kitchen, Two Bedrooms and Shower Room.

The property has been maintained to a good standard and has great storage facilities both externally and internally.





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## ENTRANCE HALLWAY

External door to hallway, ceiling light point, wall mounted radiator, storage cupboard with meter points and consumer units, an additional storage cupboard, internal doors to accommodation.

## LOUNGE / DINER

16' 0" x 11' 0" (4.88m x 3.35m) A generous sized lounge/diner with large uPVC double glazed window to the front elevation with spectacular far-reaching countryside views, wall mounted radiator x 2, ceiling light point x 2, storage cupboard, sliding door providing access to the kitchen.

## KITCHEN/DINER

10' 5" x 7' 0" (3.18m x 2.13m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, uPVC double glazed window to the front and side elevations with far-reaching countryside views, integrated electric oven, four ring gas hob with over hob extractor fan, plumbing for automatic washing machine and space for tall fridge freezer, ceiling light point.

## BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## BEDROOM TWO

12' 6" x 6' 5" (3.81m x 1.96m) uPVC double glazed window to the rear elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.

## BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) A three-piece suite comprising low-level W/C, sink cabinet unit and corner shower, extraction fan, ceiling light point, wall mounted radiator, splashback tiling.

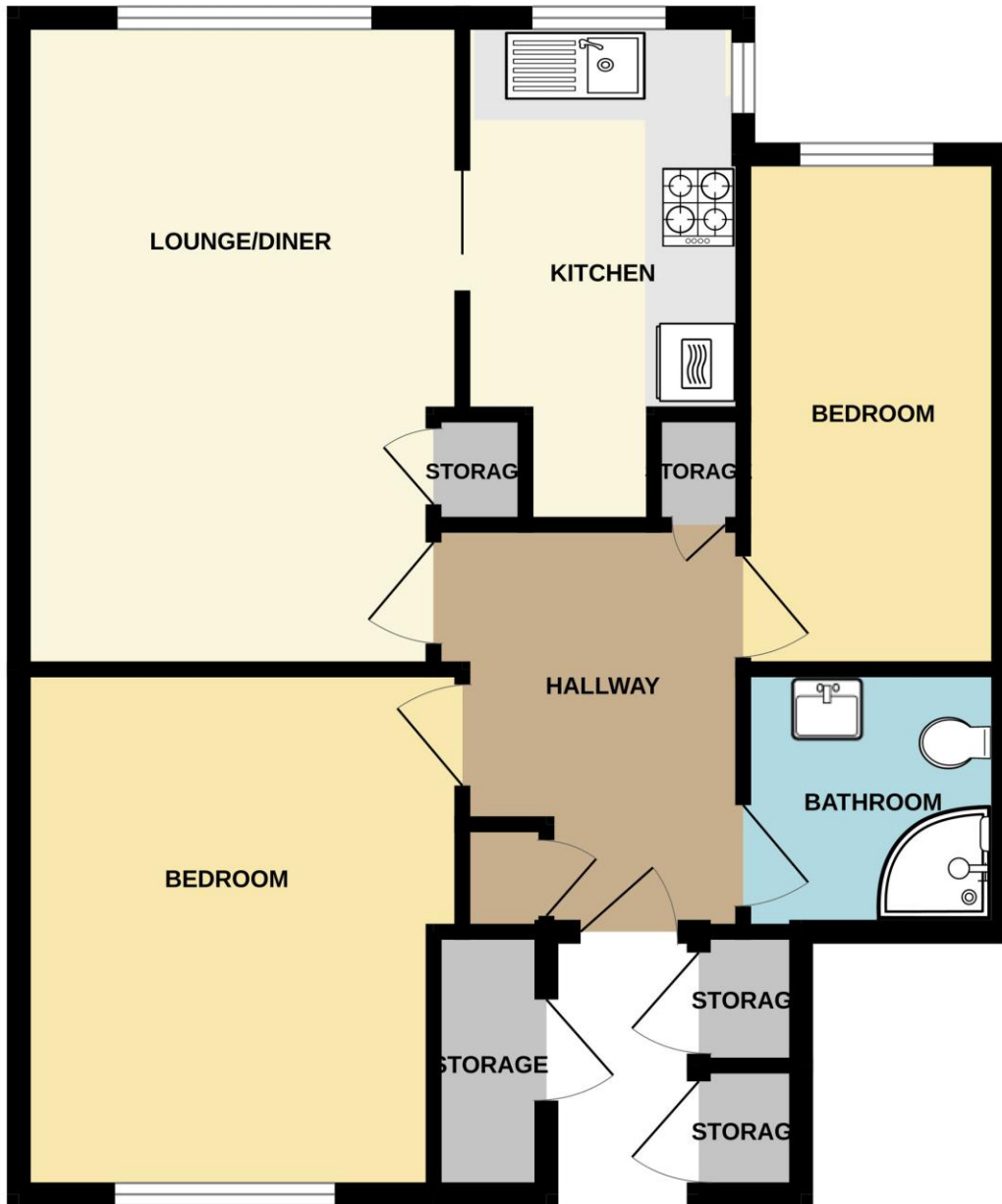
## EXTERNAL

Use of communal gardens

Tenure - Leasehold  
Annual Ground Rent -  
Council Tax Band - A  
EPC Rate - C



# GROUND 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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