

12 Charlestown Road, Glossop, Derbyshire, SK13 8JN



- *****FREEHOLD*****
- Spacious End Stone Terrace
- Very Spacious Accommodation
- Three DOUBLE Bedrooms
- THREE Reception Rooms
- Kitchen/Diner
- Utility Room & Ground Floor w/c
- Cellar
- Close to Glossop Town Centre & Transport Links
- Viewing Recommended

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MAIN DESCRIPTION

*****FREEHOLD*****

Stepping Stones are delighted to offer for sale this very spacious stone end cottage situated within close proximity 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.

The property offers spacious accommodation throughout with high ceilings and generous room sizes, the property also enjoys two separate entrance doors which would benefit those looking for an annex style arrangement. The internal accommodation in brief comprises; Formal Lounge, Kitchen/Diner, Snug, Utility Room, Downstairs WC, Garden Room/Office and a Cellar to the ground floor and Three DOUBLE Bedrooms and Large Family Bathroom to the first floor.

Externally the property offers a good sized cobbled and paved courtyard garden with countryside views and a raised decked area, Storage shed and with a little adjustment off road parking would also be available within the garden.



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KITCHEN/DINER

13' 0" x 11' 4" (3.96m x 3.45m) uPVC double glazed entrance door and window to the front elevation, a range of high and low fitted kitchen units with contrasting solid oak surfaces, integrated induction four ring hob with overhead extractor fan, integrated full-size dishwasher, eyelevel oven and grill, central island, wall mounted radiator, ceiling spotlights, beams to ceiling, opening through to snug internal door to cellar.



SNUG

13' 3" x 12' 7" (4.04m x 3.84m) uPVC double glazed window to the utility room, two wall light points, ceiling light point, stairs to the first floor accommodation, wall mounted radiator, newly installed duel fuel stove, TV aerial point.



FORMAL LOUNGE

24' 5" x 13' 7" (7.44m x 4.14m) A spacious room with uPVC double glazed entrance door and window to the front elevation, beams to ceiling, two ceiling light points, uPVC double glazed window to the rear office and internal doors to snug and office space, wall mounted radiator.



UTILITY ROOM

13' 9" x 6' 6" (4.19m x 1.98m) Internal door from snug to utility room with uPVC double glazed window and external door providing access to the rear courtyard garden, wall mounted radiator, plumbing for automatic washing machine, space for condensing dryer, boiler housing and storage cupboard, two ceiling light points, internal door to ground floor WC and internal timber and glazed double doors providing access to the garden room/office.



GROUND FLOOR WC

9' 5" x 4' 7" (2.87m x 1.4m) A spacious room with a two piece suite comprising of low-level WC and pedestal sink unit, splashback tiling, two uPVC double glazed windows to the rear and side elevations, wall mounted radiator, ceiling light points.



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GARDEN ROOM/OFFICE

16' 2" x 6' 3" (4.93m x 1.91m) A generous size room with large uPVC double glazed window to the rear elevation with countryside views, wall mounted radiator, ceiling fan, light, internal door through to lounge and two wall light points.



LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation, ceiling light point.



MAIN BEDROOM

13' 2" x 11' 7" (4.01m x 3.53m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, wall light points.



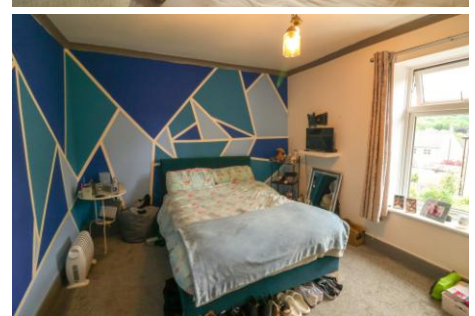
BEDROOM TWO

13' 8" x 12' 0" (4.17m x 3.66m) A further spacious double bedroom with uPVC double glazed window to the front elevation, fitted open wardrobe, wall mounted radiator, ceiling light point.



BEDROOM THREE

14' 0" x 11' 0" (4.27m x 3.35m) A further double bedroom with uPVC double glazed window to the rear elevation with countryside views, wall mounted radiator, ceiling light points, loft access point.



FAMILY BATHROOM

11' 6" x 10' 0" (3.51m x 3.05m) A very generous bathroom with four-piece suite comprising low-level WC, pedestal sink unit, bath and walk-in shower, splashback tiling, ceiling light point, uPVC double glazed window to the rear elevation, large storage cupboard, ceiling light point, wall light point, wall mounted radiator.



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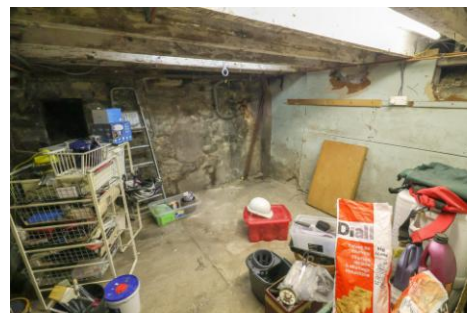
EXTERNALLY

Externally the property offers a good sized cobbled and paved courtyard garden with countryside views and a raised decked area, Storage shed and with a little adjustment off road parking would also be available within the garden.

Tenure - Freehold

Council Tax Band - B

EPC Rate - await



BASEMENT

GROUND FLOOR

1ST FLOOR



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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