

2 Ashwood, Simmondley, Glossop, Derbyshire, SK13 6XU



- Extended Family Home
- Cul-de-Sac Location
- FOUR Bedrooms
- En-suite & Ground Floor w/c
- Immaculately Presented
- Large Open Plan Kitchen/Diner & Conservatory
- Private Rear & Front Garden
- Garage & Driveway for several vehicles
- Close to local schools and amenities
- Countryside Views

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MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this immaculately presented extended Detached Family Home situated within a cul-de-sac position within the desirable Simmondley Area of Glossop.

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.

The internal accommodation is immaculately presented throughout with tasteful décor, fixtures and fittings and is a comfortable space for a medium to large family and in brief comprises; Entrance Porch, Entrance Hallway, Lounge, Open Plan Kitchen/Diner and Conservatory, ground floor w/c, and integral garage currently used as utility area and storage. Spacious Landing, Four Bedrooms, Family Bathroom and En-suite to the first floor.

Externally to the front is a great sized front lawn and driveway for approx. two vehicles and garage, access down both sides of the property leads to the rear garden with paved and lawn areas with established planting and far-reaching countryside views.



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ENTRANCE PORCH

External door to porch with power points and wall light points and internal door through to hallway.

HALLWAY

Stairs to the first floor accommodation with recess lighting, understairs storage cupboard, wall mounted radiator, ceiling spotlights, internal oak doors to the ground floor accommodation.

LOUNGE

15' 3" x 10' 9" (4.65m x 3.28m) A generous sized and cosy lounge with uPVC double glazed bay window to the front elevation, two ceiling light points, feature fireplace with inset lighting and stove affect gas fire, wall mounted TV aerial point, internal double oak doors to open plan Kitchen/Dining & Conservatory.

KITCHEN/DINER AND CONSERVATORY

Open plan kitchen diner with a range of comprehensive high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated eyelevel Lamona oven and grill, under cupboard lighting, four ring gas hob with over hob extractor fan, full-size dishwasher, fridge and separate freezer, sink and drainer unit with mixer tap, two ceiling light points, and internal oak door to integral garage. Spacious dining area with two wall-mounted radiators, two ceiling light points, two internal oak doors to lounge and hallway and openings through to conservatory.

CONSERVATORY

16' 3" x 10' 4" (4.95m x 3.15m) uPVC double glazed conservatory to the rear elevation, wall light points, Patio doors providing access to the rear garden, wall mounted electric radiator, wall mounted TV, aerial point.



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GROUND FLOOR WC

4' 7" x 4' 3" (1.4m x 1.3m) A two-piece suite comprising low-level WC, wall hung sink unit with mixer tap and splashback tiling, extraction fan, ceiling light point, heated towel rail/radiator.

GARAGE

16' 9" x 8' 6" (5.11m x 2.59m) Integral garage with up and over remote control accessed electric door, consumer unit, smart gas and electricity meters, plumbing for automatic washing machine and space for condensing dryer, wall mounted newly fitted Worcester combination boiler, uPVC double glazed window, external door to the side elevation, ceiling light point.

LANDING

Stairs from the ground to the first floor, ceiling spotlights, loft access point with pull down ladder, five internal oak doors to the first floor accommodation.

MAIN BEDROOM

12' 7" x 11' 0" (3.84m x 3.35m) A double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, fitted comprehensive wardrobes to one wall, wall-mounted radiator, ceiling light point, internal oak door to en-suite.

ENSUITE

7' 7" x 5' 5" (2.31m x 1.65m) A spacious en-suite with three-piece comprising low-level WC, wall hung sink unit and corner shower, floor to ceiling splashback tiling, uPVC double glazed window to the rear elevation, ceiling light points, wall-mounted radiator/towel rail.

BEDROOM TWO

15' 4" x 9' 0" (4.67m x 2.74m) A further spacious double bedroom with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point.



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BEDROOM THREE

16' 9" x 8' 6" (5.11m x 2.59m) A further generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BEDROOM FOUR

8' 6" x 7' 3" (2.59m x 2.21m) uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.



BATHROOM

8' 6" x 7' 3" (2.59m x 2.21m) A spacious bathroom suite comprising low-level WC, wall hung sink unit and bath with over bath shower, floor to ceiling splashback tiling, large storage cupboard, ceiling light point, uPVC double glazed window to the rear elevation, heated towel rail/radiator.



EXTERNALLY

Externally to the front is a great sized front lawn and driveway for approx. two vehicles and garage. Access down both sides of the property leads to the rear garden with paved and lawn areas with established planting and far-reaching countryside views.



DISCLAIMER

Tenure - Leasehold

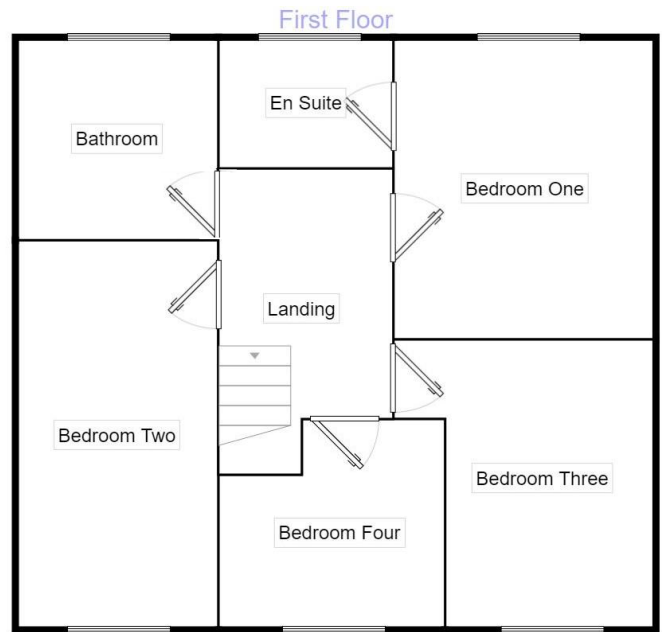
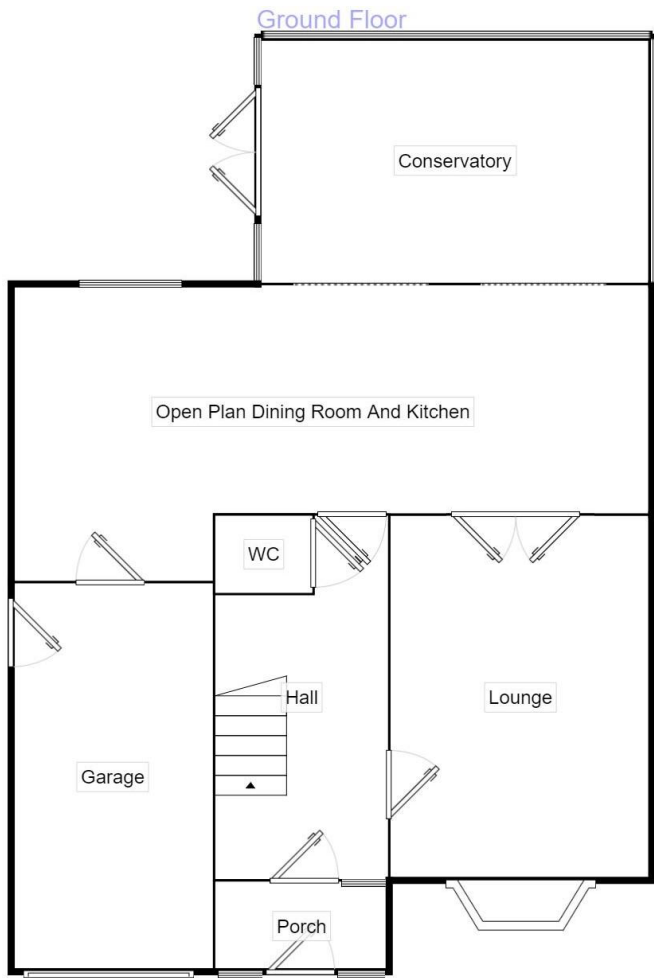
Annual Ground Rent - £150.00 per annum

Term - 999 years with 960 years remaining

Council Tax Band - E

EPC Rate - D





Measurements are approximate. Not to scale. For illustrative purposes only.

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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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