

46 Sunlaw Street, Glossop, Derbyshire, SK13 8EQ



- NO VENDOR CHAIN
- Spacious Stone Cottage
- Three Bedrooms
- True Kitchen/Diner
- Utility Room and Garden Room
- Private enclosed rear garden
- Forecourt Garden
- Close to Glossop Town Centre
- Close to Railway Station
- Ideal First Home or Downsizing Property

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MAIN DESCRIPTION

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

Three Bedrooms, Stepping Stones are delighted to offer for sale this spacious stone cottage situated just a short distance from 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 lovely home has undergone some recent renovation works and would make the ideal first home or downsizing property. With high ceilings and generous room sizes the internal accommodation in brief comprises; Entrance Vestibule, Lounge, Kitchen/Diner, Utility Room and Garden Room to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally in addition to the walled and gated forecourt garden there is a good sized private and fully enclosed rear garden with shed.



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ENTRANCE VESTIBULE

External door to vestibule with tiled floor and internal timber door to lounge.

LOUNGE

15' 0" x 14' 3" (4.57m x 4.34m) A generous sized lounge with high ceilings and uPVC double glazed window to the front elevation, high skirting boards, gas coal affect fire and fire surround, meter point cupboards, ceiling light point, internal door to kitchen diner.

KITCHEN DINER

14' 4" x 8' 5" (4.37m x 2.57m) A range of duty fitted kitchen units with contrasting splashback worksurfaces, integrated electric oven and four ring gas hob with overhead extractor fan, full-size dishwasher, fridge freezer, under stairs storage, wall mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation, internal door to utility room.

UTILITY ROOM

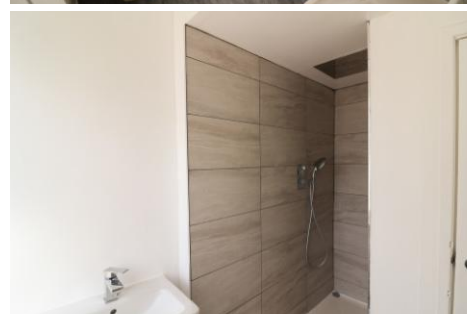
12' 0" x 5' 2" (3.66m x 1.57m) A generous utility room with low fitted units with contrasting worksurfaces, plumbing for automatic washing machine, space for dryer, wall mounted radiator, uPVC double glazed window, ceiling light point, door to lean to and internal door to storage cupboard with uPVC double glazed window.

GARDEN ROOM

7' 0" x 7' 0" (2.13m x 2.13m) Garden room with corrugated roof, two uPVC double glazed windows and door providing access to the rear garden.

LANDING

Stairs from the ground to the first floor, ceiling light points, loft access point, internal doors to the first floor accommodation, storage cupboard housing boiler.



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MAIN BEDROOM

14' 4" x 12' 5" (4.37m x 3.78m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM TWO

14' 3" x 5' 0" (4.34m x 1.52m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, storage cupboard.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.93m) uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light points.

BATHROOM

9' 5" x 6' 3" (2.87m x 1.91 m) Three-piece suite comprising low-level WC, pedestal sink unit and shower with rainfall and handheld showerhead, splashback tiling, ceiling spotlights, uPVC double glazed window to the rear elevation, wall mounted radiator.

EXTRENNALLY

In addition to the walled and gated forecourt garden there is a good sized private and fully enclosed rear garden with shed.

Tenure - Leasehold

Annual Ground Rent - £1.60

Term - 999 years from date of build

Council Tax Band - B

EPC Rate - D



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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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