

27 Duke Street, Glossop, Derbyshire, SK13 8DU



- *****FREEHOLD*****
- **NO VENDOR CHAIN**
- **Three DOUBLE Bedrooms**
- **True Kitchen/Diner**
- **Garden Room**

- **Boarded Attic Room**
- **Private Garden & Forecourt**
- **Close to Glossop Centre**
- **Near to local amenities**
- **Countryside Views**

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MAIN DESCRIPTION

*****FREEHOLD & NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this Stone Mid Terrace property 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 Internal accommodation is characterful and offers high ceilings and generous room sizes which in brief comprises; Lounge, Kitchen/Diner and Garden Room to the ground floor and Three DOUBLE Bedrooms, Boarded Attic Room and Family Bathroom to the first floor.

Externally there is a gated, walled front garden and a private fully enclosed rear garden with shed to the rear.



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LOUNGE

14' 5" x 14' 3" (4.39m x 4.34m) Original entrance door to lounge with meter point cupboard, feature fireplace, ceiling light point, wall mounted radiator, double glazed window to the front elevation with far-reaching countryside views.

KITCHEN/DINER

15' 6" x 12' 0" (4.72m x 3.66m) Kitchen diner a true kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling sink and drainer unit with mixer tap window to the rear elevation built-in oven foreign gas hob with overhead extractor fan under cupboard lighting wall mounted radiator ceiling light points internal door to garden room

GARDEN ROOM

15' 2" x 7' 8" (4.62m x 2.34m) Garden room with patio door is providing access to the rear garden large windows and corrugated ceiling PowerPoint and light points Wall mounted boiler

LANDING

Stairs from the ground to the first floor to spacious landing with ceiling light point and internal doors to the first floor accommodation.

MAIN BEDROOM

14' 5" x 9' 6" (4.39m x 2.9m) A generous double bedroom with window to the front elevation with far-reaching countryside views, fitted triple wardrobe, wall mounted radiator, ceiling light point.

BEDROOM TWO

14' 4" x 9' 2" (4.37m x 2.79m) A further double bedroom with window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, turn stair to boarded attic space and under stairs storage cupboard.



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ATTIC ROOM

18' 0" x 17' 0" (5.49m x 5.18m) Double attic space boarded throughout with light point, Velux Window.

BEDROOM THREE

9' 5" x 7' 6" (2.87m x 2.29m) A further double bedroom with window to the rear elevation, wall mounted radiator, ceiling light point.

BATHROOM

7' 3" x 6' 1" (2.21m x 1.85m) A spacious bathroom with three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath shower, window to the rear elevation with picturesque view, splashback tiling, ceiling light point, wall mounted radiator.

EXTERNALLY

Externally there is a gated, walled front garden and a private fully enclosed rear garden with shed to the rear.

DISCLAIMER

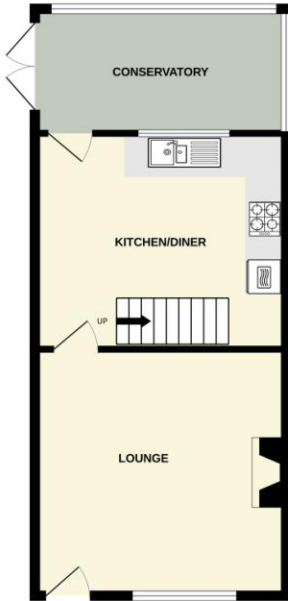
Tenure - Freehold
Council Tax Band - B
EPC Rate - Awaiting



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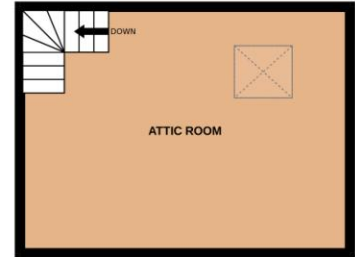
GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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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