

8 Green Lane, Simmondley, Glossop, Derbyshire, SK13 6XY



- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Diner
- Utility Room
- Storage Garage & Driveway
- Private Rear Garden
- Close to local schools, Dr Surgery & Shops
- Close to Simmondley Village
- Countryside Views & Walks close by

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MAIN DESCRIPTION

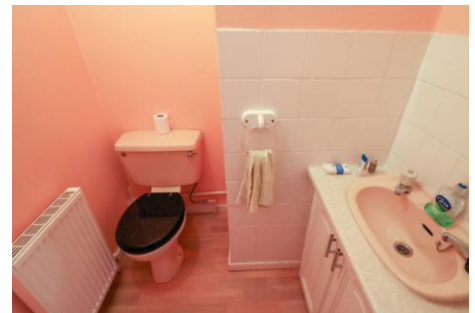
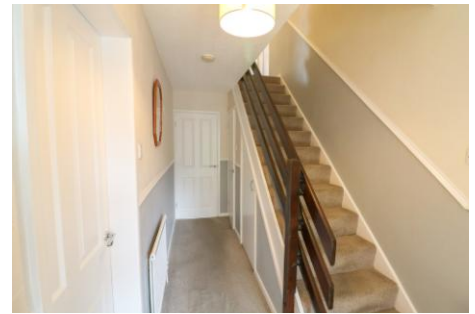
DESIRABLE LOCATION CLOSE TO SIMMONDLEY VILLAGE

Stepping Stones are delighted to offer for sale this detached family home 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 along with the Dr Surgery. 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.

This lovely family home offers spacious living accommodation for the medium to large family and in brief comprises; Entrance Porch, Hallway, Ground Floor w/c, Lounge, Dining Room, Kitchen/Diner, Utility Room and Conservatory to the ground floor and to the first are Four Bedrooms, Ensuite to main bedroom, and a Family Bathroom.

To the front of the property is a lawned area and driveway leading to a storage garage and gated side access to a large, tiered garden to the rear with decking areas to enjoy the far-reaching countryside views.



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ENTRANCE PORCH

uPVC double glazed entrance door to porch with wall light points and internal timber and glazed door to hallway.

HALLWAY

Stairs to the first-floor accommodation, ceiling light point, wall mounted radiator, under stairs storage cupboard, internal doors to the ground floor accommodation.

GROUND FLOOR WC

5' 0" x 4' 2" (1.52m x 1.27m) A two-piece suite comprising low-level WC and sink cabinet unit, ceiling light point, extraction fan, wall mounted radiator, splashback tiling.

LOUNGE

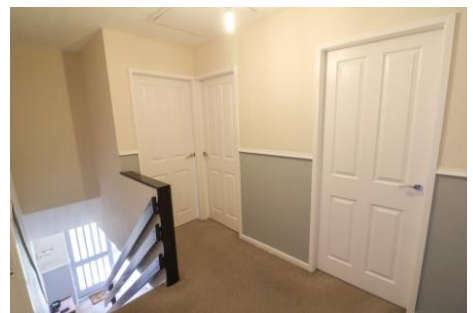
15' 3" x 11' 0" (4.65m x 3.35m) A generous sized lounge with uPVC double glazed bay window to the front elevation, wall mounted radiator, two wall light points and ceiling light point, archway through to dining room, TV aerial point and feature fireplace.

DINING ROOM

10' 2" x 9' 0" (3.1m x 2.74m) Dining room archway from lounge to dining room with wall mounted radiator ceiling light point patio doors provide access to the conservatory internal door to kitchen

CONSERVATORY

11' 3" x 10' 7" (3.43m x 3.23m) uPVC double glazed conservatory to the rear elevation with garden aspect and far-reaching countryside views, fan light point, wall mounted vertical designer radiator, power points.



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KITCHEN/BREAKFAST ROOM

17' 2" x 12' 5" (5.23m x 3.78m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with overhead extractor fan, space for undercounter fridge and full-size dishwasher, ceiling spotlights, uPVC double glazed window to the rear elevation and patio, sliding patio doors providing access to the rear garden, under cupboard lighting, internal door through to utility room, stainless steel sink and drainer unit with mixer tap.

UTILITY ROOM

9' 2" x 8' 0" (2.79m x 2.44m) Internal door through to storage garage, plumbing for automatic washing machine, space for condensing dryer, wall units, side external door providing access to the side elevation, Worcester combination wall mounted boiler, ceiling light point, door to storage garage.

LANDING

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

MAIN BEDROOM

11' 1" x 10' 3" (3.38m x 3.12m) A generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching elevated countryside views, wall mounted radiator, fitted wardrobes to one wall, ceiling light point, internal door to ensuite.

ENSUITE

7' 3" x 5' 4" (2.21m x 1.63m) Floor to ceiling splashback tiling, a three-piece suite comprising closed coupled WC and sink cabinet unit and shower, uPVC double glazed window to the rear elevation, wall mounted chrome heated towel rail, ceiling spotlights, shaving point.



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BEDROOM TWO

15' 6" x 9' 1" (4.72m x 2.77m) A further generous double bedroom with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM THREE

17' 5" x 8' 8" (5.31m x 2.64m) A further generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, far-reaching countryside views.

BEDROOM FOUR

10' 0" x 8' 1" (3.05m x 2.46m) uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.

FAMILY BATHROOM

8' 3" x 7' 4" (2.51m x 2.24m) A three-piece suite comprising low-level WC pedestal sink unit and bath with over bath, electric shower, built-in storage closet, splashback tiling, wall mounted radiator, uPVC double glazed window to the rear elevation, ceiling light points.

EXTERNALLY

To the front of the property is a lawned area and driveway leading to a storage garage and gated side access to a large, tiered garden to the rear with decking areas to enjoy the far-reaching countryside views.

DISCLAIMER

Tenure - Leasehold

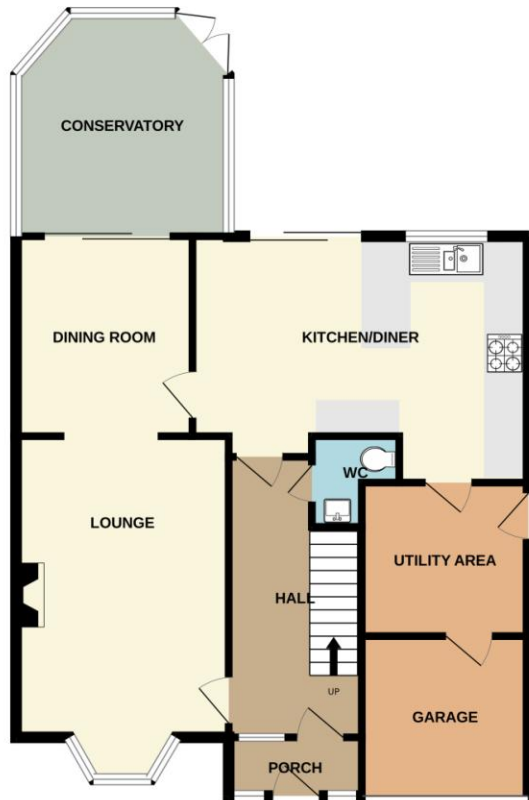
Annual Ground Rent - £100.00 p.a

Council Tax Band - E

EPC Rate - C



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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