

**55 Spire Hollin, Glossop, Derbyshire, SK13 7BJ**



- **\*\*\*SPIRE HOLLIN LOCATION\*\*\***
- Semi-Detached Family Home
- Entrance Hallway & Downstairs WC
- Three Bedrooms
- Two Reception Rooms
- Southwest Rear Garden
- Original Features
- Driveway for several vehicles
- Close to local schools and amenities
- Sought After Area

# 55 Spire Hollin, Glossop, Derbyshire, SK13 7BJ

## MAIN DESCRIPTION

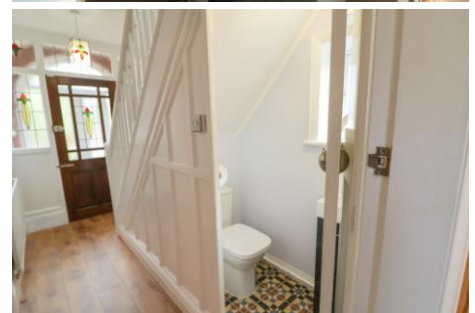
### \*\*\*SPIRE HOLLIN LOCATION\*\*\*

Stepping Stones are delighted to offer for sale this impressive 1930s semi-detached family home situated in one of the most desirable locations in Glossop, close to Schools and 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.

Tastefully decorated throughout, this family home features high ceilings, generous room sizes along with some lovely original features throughout. The internal accommodation in brief comprises; Entrance Vestibule, Entrance Hallway, Ground Floor WC, Two Reception Rooms and Kitchen to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally to the front there is a block paved driveway for several vehicles with flowerbeds and mature trees to front and additional secure driveway through large wooden gates to side of house. To the rear there is a raised patio with steps leading to an additional flagged patio area and lawned garden with surrounding flowerbeds. To the side of the property is an additional gated driveway.



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## ENTRANCE VESTIBULE

uPVC double glazed double doors, attractive tiled floor, internal door with stained glass detail leading into the hallway.

## ENTRANCE HALLWAY

12' 3" x 5' 9" (3.73m x 1.75m) Attractive stained glass internal door and windows, wall mounted radiator, internal doors to the ground floor accommodation, attractive panelling, picture rails, cornice to ceiling, ceiling light point, stairs to the first floor accommodation.

## GROUND FLOOR WC

5' 2" x 2' 7" (1.57m x 0.79m) A two-piece suite comprising low-level WC and wall mounted sink with vanity unit, tiled floor, ceiling light point, wall mounted radiator.

## RECEPTION ROOM

10' 9" x 10' 10" (3.28m x 3.3m) A generous sized front reception room with attractive bay window to the front elevation with uPVC window with stained glass detail, free-standing column radiator, ceiling rose, ceiling light point, woodburning stove, storage to each side of alcove, attractive cornice to ceiling and picture rails.

## RECEPTION ROOM TWO

10' 9" x 10' 8" (3.28m x 3.25m) Another generous sized room with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point, cornice to ceiling, picture rails, coal effect gas fire and surround.



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## KITCHEN

13' 2" x 8' 6" (4.01m x 2.59m) A comprehensive range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven, electric hob and over hob extractor fan, space for full size fridge and freezer, two ceiling light points, stainless steel double sink and drainer unit with mixer tap, two uPVC double glazed windows with countryside views, uPVC door providing access to the patio area and rear garden.

## MAIN BEDROOM

13' 1" x 11' 0" (3.99m x 3.35m) A generous sized double bedroom with attractive bay window to the front elevation with uPVC window with stained glass detail, wall mounted radiator, ceiling light point, ceiling rose, picture rails, attractive cornice to ceiling, fitted storage to alcove, tiled feature fireplace.

## BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) A further generous double bedroom with uPVC double glazed window to the rear elevation with far reaching countryside views and garden aspect, wall mounted radiator, ceiling light point, attractive cornice to ceiling.

## BEDROOM THREE/STUDY

7' 8" x 5' 9" (2.34m x 1.75m) uPVC double glazed window with stained glass detail, wall mounted radiator, ceiling light point, fitted storage.

## FAMILY BATHROOM

7' 7" x 5' 9" (2.31m x 1.75m) A three-piece suite comprising low-level WC, pedestal sink unit and shower over bath with mixer tap, splashback tiling, wall mounted radiator, extractor fan, ceiling spotlights, uPVC double glazed window to the rear elevation.



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## EXTERNALLY

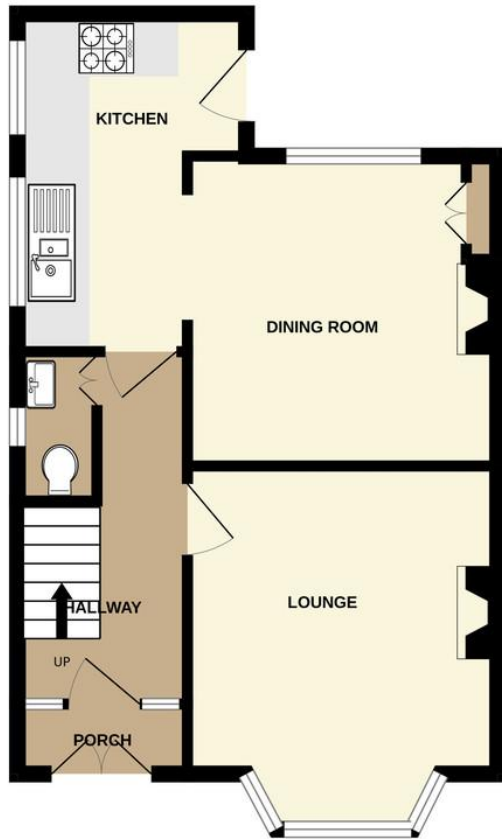
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## DISCLAIMER

Tenure - Leasehold  
Annual Ground Rent - £5 p.a  
Council Tax Band - C  
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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