

**29 Blackshaw Road, Old Glossop Derbyshire SK13 7SN**



- FREEHOLD
- Old Glossop Location
- Five Bedroom Family Home
- Spectacular Countryside Views
- True Kitchen/Diner

- Off Road Parking
- Ample Storage Facilities
- Balcony with view
- Ground Floor w/c
- Private Rear Garden



# 29 Blackshaw Road, Old Glossop Derbyshire SK13 7SN

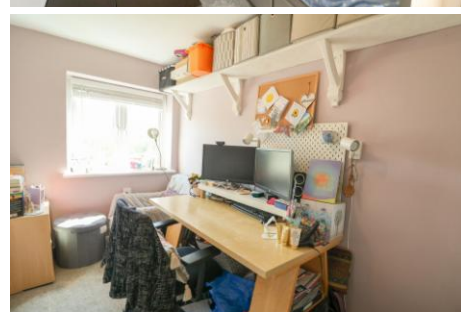
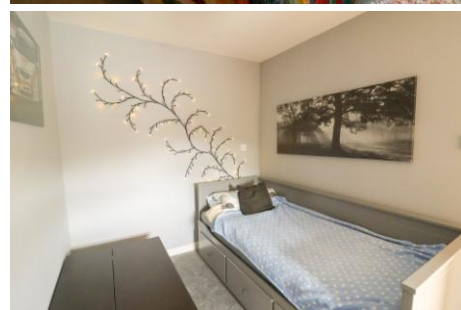
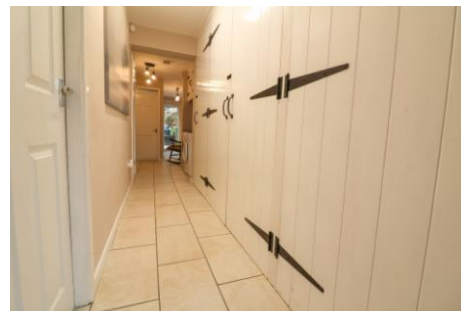
## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***Stepping Stones are delighted to offer for sale this deceptively spacious and highly versatile property family home situated within the desirable and sought after Old Glossop Locations enjoying far reaching countryside views.

Renowned as the Gateway to the Peaks, the characterful village of Old Glossop boasts village pubs, a pretty square surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop sits 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.

This desirable home offers accommodation split over three levels and having some of the most amazing views which can be enjoyed from all the forward facing windows and balcony. This is the ideal family home and would equally be of interest to those wishing to share accommodation with older parents given the ground floor has TWO Bedrooms, w/c, Utility and Storage and could be re-designed to house a shower room. To the first floor there is the lounge with amazing views and a true kitchen/diner completed by the third floor Bathroom and Three Bedrooms, Bedrooms 2 & 3 could be changed back into a great sized double room.

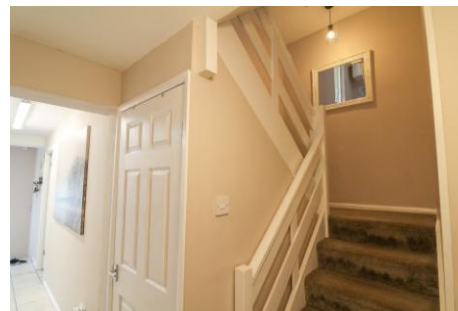
Externally to the front is a private driveway for off road parking and to the rear is a two tiered courtyard style garden with steps to a raised deck.



# 29 Blackshaw Road, Old Glossop Derbyshire SK13 7SN

## ENTRANCE HALLWAY

uPVC double glazed entrance door to a spacious hallway with excellent full wall of storage cupboards, utility area and internal doors to bedrooms 4 & 5, stairs to the first floor accommodation.



## BEDROOM 4

15' 2" x 6' 9" (4.62m x 2.06m) A double bedroom with wall light points and window to the front elevation with open aspect.



## GROUND FLOOR W/C

A Two piece white suite comprising; WC and hand wash basin.



## BEDROOM 5

10' 5" x 8' 9" (3.18m x 2.67m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect, light point, wall mounted radiator.



## FIRST FLOOR LANDING

Stairs from the ground to the first floor, internal doors to lounge and kitchen/diner and stairs to the second floor accommodation.

## LOUNGE

12' 6" x 11' 8" (3.81m x 3.56m) uPVC double glazed window and door to the balcony with stunning far reaching countryside views. The balcony is the perfect spot to soak up the amazing view and makes a lovely outside addition to the garden.



## KITCHEN/DINER

14' 1" x 12' 5" (4.29m x 3.78m) A spacious true kitchen/diner with a range of high and low fitted kitchen units with contrasting work surfaces. work surfaces, integrated electric oven, four ring gas hob with over hob extractor fan, sink and drainer unit.



## 29 Blackshaw Road, Old Glossop Derbyshire SK13 7SN

### SECOND FLOOR LANDING

Skylight window, loft access, storage cupboard and doors to the second floor bedrooms and bathroom.



### BEDROOM ONE

12' 5" x 9' 1" (3.78m x 2.77m) A generous double bedroom with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.



### BEDROOM TWO

11' 8" x 5' 7" (3.56m x 1.7m) uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.



### BEDROOM THREE

uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



### BATHROOM

8' 4" x 4' 7" (2.54m x 1.4m) A three piece white suite comprising; low level w/c, bath with over bath shower with rainfall and hand held shower heads and sink cabinet unit. Splash back boarding, ceiling light point.



### EXTERNAL

To the front is a private driveway for off road parking and to the rear is a two tiered courtyard style garden with steps to a raised deck.





## 29 Blackshaw Road, Old Glossop Derbyshire SK13 7SN

### DISCLAIMER

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 floor plans 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

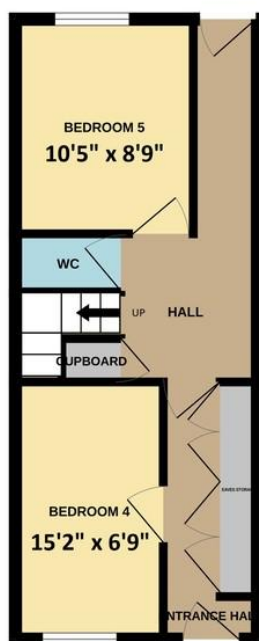
Tenure - Freehold

Council Tax Band - B

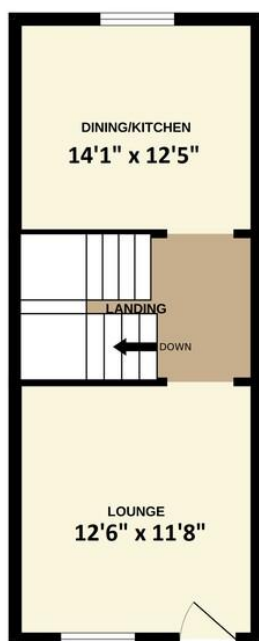
EPC Rate - C



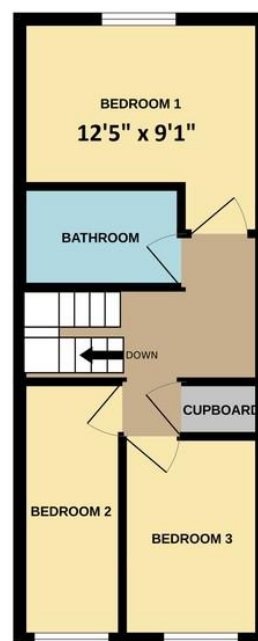
GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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.  
Made with Metropix ©2024

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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.