

42 Queen Street, Glossop, Derbyshire, SK13 8EL



- *****Beautifully Presented*****
- End Stone Cottage
- Lounge with Multi Fuel Burning Stove
- Kitchen/Diner
- Two Bedrooms
- Newly Fitted Quality Spec Bathroom
- Large Rear Garden
- Close Proximity to Glossop Town
- Close to Schools & Railway
- Perfect First Home

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MAIN DESCRIPTION

BEAUTIFULLY PRESENTED

Stepping Stones are delighted to offer for sale this immaculately presented, and tastefully decorated End Stone Cottage situated just a short distance from Glossop Town Centre and Local Schools.

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 9-hole golf course.

This lovely cottage has been well cared for and offers excellent accommodation for the first time or second time purchaser and in brief comprises; Lounge with Multi Fuel Burning Stove and Kitchen/Diner with walk in Pantry to the ground floor and Two Bedrooms and Newly fitted quality Bathroom with Smart Alex mirror to the first floor.

Externally to the rear is a great sized lawn garden with patio areas.



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LOUNGE

13' 0" x 12' 11" (3.96m x 3.94m) uPVC double glazed entrance door to lounge with uPVC double glazed window to the front elevation, meter point cupboard, multi fuel burning stove set within an attractive fireplace, beam to ceiling, ceiling light point, wall mounted radiator, internal door to kitchen diner.

KITCHEN/DINER

13' 3" x 9' 10" (4.04m x 3m) A range of low fitting kitchen units with contrasting work surfaces and splash back tiling, space for gas oven, walk in pantry, plumbing for automatic washing machine, space for condensing dryer and plumbing for full-size dishwasher, sink and draining unit with mixer tap, uPVC double glazed window to the rear elevation with garden aspect, ceiling light point, wall-mounted radiator, stairs to the first floor accommodation.

LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point x 2, internal doors to the first floor accommodation, boiler housing.

MAIN BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m) A generous sized bedroom with uPVC double glazed window to the front elevation, wall-mounted radiator, wall-mounted TV Aerial point, ceiling light point.

BEDROOM TWO

7' 11" x 7' 9" (2.41m x 2.36m) uPVC double glazed window to the rear elevation with countryside views and garden aspect, ceiling light point, wall mounted radiator.



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BATHROOM

10' 2" x 4' 9" (3.1m x 1.45m) A newly fitted bathroom with three piece suite comprising; low level WC, bath with over head rainfall and hand held shower heads and sink cabinet unit, designer wall-mounted heated towel rail, extraction fan, smart mirror with Alexa, splash back tiling, uPVC double glazed window to the rear elevation, ceiling light point.

EXTERNAL

Gated side access to a great sized rear garden with patio and lawn areas.

DISCLAIMER

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 - Leasehold property & Freehold Garden

Annual Ground Rent - £2 18s 3d

Leasehold Term - 999 years from 1852

Council Tax Band - B

EPC Rate - Awaiting



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Awaiting floorplan

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