

144 & 146 St Marys Road, Glossop, Derbyshire, SK13 8JB



- NO VENDOR CHAIN
- Spacious Stone Property
- Four DOUBLE Bedrooms
- Self Contained Annex
- Lounge with Open Fire
- Rental Income potential
- Ideal Family Home or HMO
- Close Proximity to Glossop Town
- Refurbished to a High Standard
- Immaculately Presented

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MAIN DESCRIPTION

NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this immaculately presented stone property and self contained annex situated just a short distance from 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 9-hole golf course.

This a fantastic family home or HMO property with the benefit of a separate self contained Annex with the rental potential to generate approx. £795 p.c.m on a short hold tenancy agreement or Airbnb potential. The accommodation arrangement would also be attractive to the family who require separate accommodation for a relative.

The internal accommodation has been stripped back to stone with the installation of full new electrics and heating system, acoustic insulation on all internal and external walls and ceilings, damp proof course and new windows and doors and has been completed to a very high standard with quality fixtures and fittings and in brief comprises; Lounge with Open Fire and Kitchen to the ground floor, the first floor offers four DOUBLE Bedrooms one with a mezzanine and a Family Bathroom and additional w/c to the first floor.

The self contained Annex is situated to the rear and basement of the main house and comprises; Entrance Hallway, Double Bedroom, Shower Room and open plan living and kitchen.

Externally the Garden Annex enjoys a rear courtyard style garden.



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LOUNGE

13' 2" x 11' 10" (4.02m x 3.62m) External composite door to lounge with real open fire and attractive fireplace, ceiling light point, uPVC double glazed window to the front elevation, meter point cupboard, wall mounted radiator, consumer unit, internal timber and glazed door to kitchen.

KITCHEN/DINER

13' 2" x 11' 6" (4.02m x 3.51m) A true kitchen diner with a range of high and low fitting kitchen units with under cupboard lighting and splash back work surfaces, sink and drainer unit, full size integrated dishwasher and fridge freezer, double oven with five ring gas hob and over hob extractor fan set within attractive chimney breast, uPVC double glazed window and patio doors to Juliet balcony to the rear elevation, wall mounted radiator, stairs to the first floor accommodation, understairs storage cupboard, beams to ceiling, ceiling spotlights.

LANDING

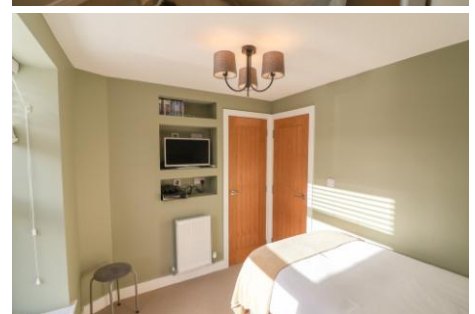
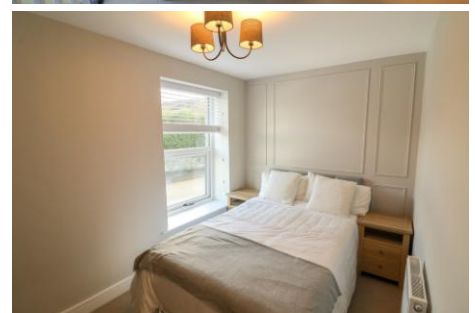
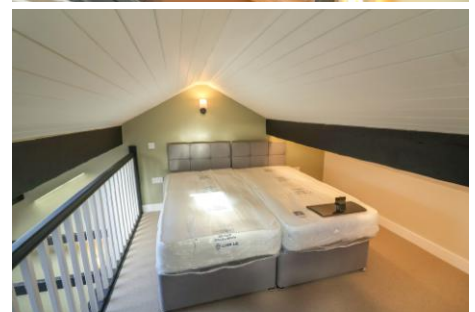
Stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation, wall-mounted radiator.

MAIN BEDROOM

11' 6" x 9' 10" (3.52m x 3.0m) A generous double bedroom with uPVC double glazed window to the front elevation, attractive panelling to wall, wall-mounted radiator, internal built-in wardrobe with plumbing for automatic washing machine, built in storage closet with boiler housing.

BEDROOM TWO

12' 4" x 11' 9" (3.78m x 3.6m) A further double bedroom with uPVC double glazed window to the rear elevation, two wall light points, ceiling spotlights, stairs to mezzanine with Velux window, wall-mounted radiator, fitted dressing table & built-in closet.



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MEZZANINE

12' 5" x 10' 6" (3.8m x 3.22m) Restricted head height, storage to eaves, wall-mounted radiator, uPVC double glazed window to the side elevation, wall light point and beam strip light.

BEDROOM THREE

11' 5" x 6' 10" (3.5m x 2.1m) A double bedroom with attractive panelling to wall, uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM FOUR

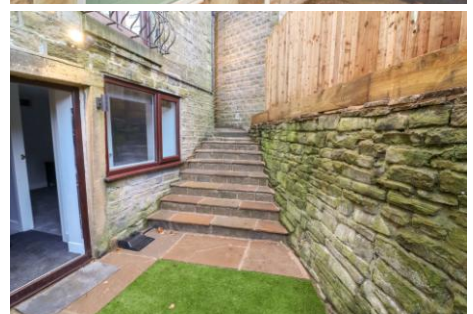
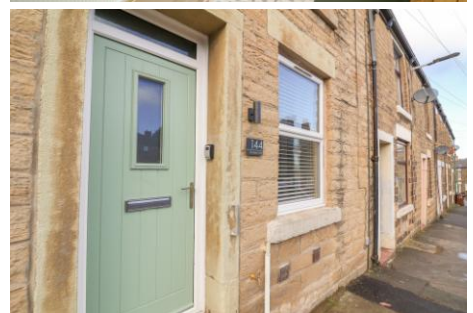
9' 8" x 7' 4" (2.97m x 2.25m) A double bedroom with uPVC double glazed window to the side elevation with countryside views, wall-mounted radiator, ceiling light point, TV Aerial point.

BATHROOM

A two piece suite comprising, low-level WC and sink cabinet unit, ceiling light point, extraction fan, wall mounted radiator.

FAMILY BATHROOM

A three-piece suite comprising low-level WC, wall hung over sink drawer unit and bath with over bath handheld and rainfall style shower, splash back tiling, uPVC double glazed window to the side elevation, wall mounted gold heated towel rail, extraction fan, ceiling spotlights, attractive wood panelling to wall, and Mirror within inset lighting.



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ANNEX

ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway and internal doors to accommodation

DOUBLE BEDROOM

10' 6" x 7' 0" (3.21m x 2.15m) Double Bedroom with uPVC double glazed window to the front elevation, ceiling spot lights, borrowed light window to lounge/kitchen.

SHOWER ROOM

12' 8" x 12' 2" (3.87m x 3.72m) A three piece suit comprising; low level w/c, sink cabinet unit and shower cubical, ceiling spot lights

OPEN PLAN LOUNGE/KITCHEN

12' 2" x 12' 8" (3.72m x 3.87m) A range of high and low fitted kitchen units with contrasting work surfaces and under cupboard lighting, integrated fridge freezer, electric oven and four ring electric hob with over hob extractor fan, wall mounted heater, ceiling spot lights.

EXTERNALLY

The annex enjoys a garden to the rear.

DISCLAIMER

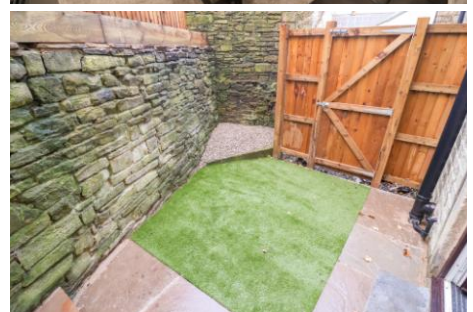
Tenure - Leasehold

Annual Ground Rent - TBC

Leasehold Term - 999 years from date of build

Council Tax Band - awaiting

EPC Rate - C





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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