

**118 Sheffield Road, Glossop, Derbyshire, SK13 8QU**



- FREEHOLD & NO VENDOR CHAIN
- Entrance Vestibule & Hallway
- Ground Floor w/c
- Two Reception Rooms
- Modern Fitted Kitchen and Bathroom
- Three Bedrooms
- Driveway & Front Garden
- Private Large Rear Garden & Additional Land
- Close to Glossop Town Centre
- Desirable Location

# 118 Sheffield Road, Glossop, Derbyshire, SK13 8QU

## MAIN DESCRIPTION

### **\*\*\*FREEHOLD & NO VENDOR CHAIN & LARGE GARDEN WITH ADDITIONAL PLOT OF LAND\*\*\***

Stepping Stones are delighted to offer for sale this 1930's red brick semi-detached family home situated within close proximity to 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.

The property has recently undergone some refurbishment to include a new kitchen, decor and flooring throughout and uniquely benefits from a large woodland plot of land to the rear which given its south facing position would make a great allotment or extended garden space.

The internal accommodation in brief comprises; Entrance Vestibule, Entrance Hallway, Ground Floor w/c, Two Large Reception Rooms and Kitchen to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there are both private front and rear gardens and driveway for approx. 2 vehicles in addition to the large plot of land beyond the private garden.

Viewing is highly recommended for this unique opportunity.





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## ENTRANCE VESTIBULE

External timber door, ceiling light point, tiled flooring and internal door through to hallway.

## ENTRANCE HALLWAY

Stairs to the first floor accommodation, under stairs storage cupboard with power point, internal doors to the ground floor, ceiling light point and internal door to the ground floor WC.

## DOWNSTAIRS WC

5' 1" x 2' 7" (1.55m x 0.79m) A two piece suite comprising low-level WC, wall hung sink unit, ceiling light point, extraction fan, uPVC double glazed window to the side elevation.

## LOUNGE

13' 63" x 12' 0" (5.56m x 3.66m) A generous sized lounge with uPVC double glazed half bay window to the front elevation, wall mounted radiator, ceiling light point, opening through to dining room.

## DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m) A further generous reception room with uPVC double glazed patio doors providing access to the rear garden, wall mounted radiator, fireplace, ceiling light.

## KITCHEN

18' 7" x 6' 3" (5.66m x 1.91m) A range of recently fitted kitchen units with contrasting splashback work surfaces, integrated electric oven, four ring induction hob with over hob extraction fan, stainless steel sink and draining unit with mixer tap, wall-mounted recently fitted ideal combination boiler, plumbing for automatic washing machine, space for tall fridge freezer, uPVC double glazed window to the rear elevation and uPVC window to the side elevation, wall mounted radiator, external door providing access to the side.



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## LANDING

Stairs from the ground to the first floor, uPVC double glazed window to the side elevation with far reaching countryside views, ceiling light point, internal doors to the first floor accommodation.



## MAIN BEDROOM

13' 0" x 12' 0" (3.96m x 3.66m) A generous double bedroom with half uPVC double glazed bay window to the front elevation, wall-mounted radiator, feature fireplace, built-in wardrobes, wall mounted radiator.



## BEDROOM TWO

14' 7" x 14' 0" (4.44m x 4.27m) A generous double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, feature fireplace, built-in double wardrobe.



## BEDROOM THREE

7' 9" x 6' 5" (2.36m x 1.96m) A single bedroom with uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling light.



## BATHROOM

8' 3" x 6' 4" (2.51m x 1.93m) A three-piece suite comprising low-level WC, pedestal sink unit with mixer tap and bath with over bath electric shower, floor to ceiling splash back boarding, ceiling spotlights, wall mounted radiator and heated towel rail, uPVC double glazed windows to the rear and side elevations



## EXTERNALLY

Externally there are both private front and rear gardens and driveway for approx. 2 vehicles in addition to the large plot of land beyond the private garden



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## DISCLAIMER

Tenure - Freehold  
Council Tax Band - C  
EPC Rate - D



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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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