

7 Worcester Grove, Shirebrook Park, Glossop, SK13 8SJ



- *****SHIREBROOK PARK LOCATION*****
- **FREEHOLD**
- **Three Bedroom Semi Detached**
- **Kitchen & Dining Room**
- **Orangery**
- **Front & Rear Gardens**
- **Drive for three Vehicles**
- **Cul-de-Sac location**
- **Immaculately Presented**
- **Views of surrounding countryside**

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MAIN DESCRIPTION

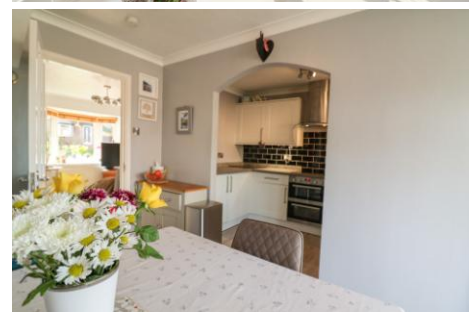
FREEHOLD & SHIREBROOK PARK LOCATION

Stepping Stones are delighted to offer for sale this beautifully presented Semi-Detached Family Home situated at the head of a no through traffic cul-de-sac within the desirable Shirebrook Park Development in Glossop.

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 home has been very well maintained by the current owners and tastefully decorated to create a "Turn Key" opportunity with the internal accommodation in brief comprises; Entrance Porch, Lounge, Dining Room, Kitchen and Orangery to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there are front and side landscaped gardens with off road parking for approx. 3 vehicles with gated side access to a beautiful rear private and fully enclosed garden.



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ENTRANCE PORCH

External entrance door to porch with double glazed window, wall mounted radiator, ceiling light pint, timber and glazed door lounge.

LOUNGE

14' 1" x 13' 3" (4.29m x 4.04m) uPVC double glazed bay window to the front, wall mounted radiator, TV aerial point, cornice to ceiling, ceiling light point, internal door to kitchen, stairs to the first floor accommodation.

DINING ROOM

10' 4" x 7' 8" (3.15m x 2.34m) Wall mounted radiator, under stairs storage cupboard, ceiling light point, opening to kitchen & orangery.

KITCHEN

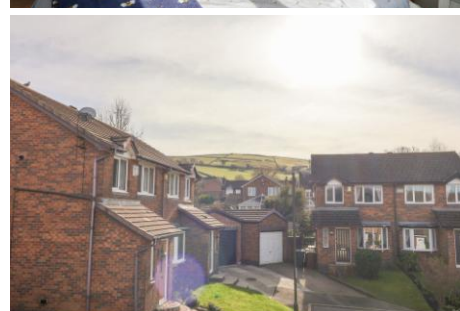
10' 5" x 6' 2" (3.18m x 1.88m) A range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, stainless steel sink and drainer unit, integrated fridge and freezer, plumbing for automatic washing machine, cornice to ceiling, ceiling light point, uPVC double glazed window to the rear elevation.

CONSERVATORY

13'9" x 8' 4" (4.2m x 2.5m) uPVC sliding door providing access to the rear garden, two uPVC windows to each side elevation, spotlights to ceiling, underfloor heating, views of the surrounding countryside and garden aspect.

LANDING

Stairs from the ground to the first floor, internal doors to the first-floor accommodation, ceiling light point, uPVC double glazed window to the side elevation.



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MAIN BEDROOM

9' 6" x 14' 1" (2.9m x 4.3m) uPVC double glazed window to front elevation with far reaching countryside views, wall mounted radiator, ceiling light point.



BEDROOM TWO

8' 2" x 9' 10" (2.5m x 3.0m) uPVC double glazed window to the rear elevation with garden aspect and far reaching countryside views, ceiling light point, loft access point, wall mounted radiator.



BEDROOM THREE

9' 6" x 5' 10" (2.9m x 1.8m) uPVC double glazed window to front elevation with reaching countryside views, ceiling light point, wall mounted radiator, large storage cupboard. .



BATHROOM

5' 6" x 5' 2" (1.7m x 1.6m) A three piece suite with low-level WC, pedestal sink unit, bath with overhead shower, uPVC double glazed window to the rear elevation, wall mounted chrome towel rail, ceiling light point, floor to ceiling splashback tiling.



EXTERNALLY

Externally there are front and side landscaped gardens with off road parking for approx. 3 vehicles with gated side access to a beautiful rear private and fully enclosed garden.



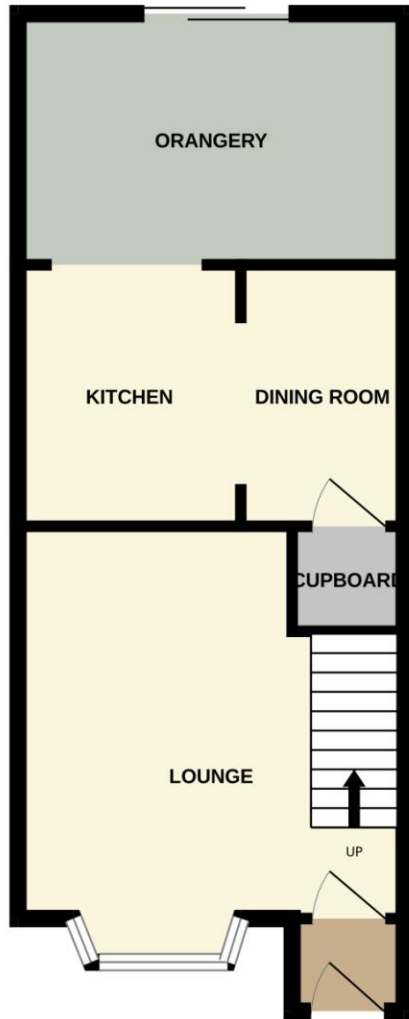
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DISCLAIMER

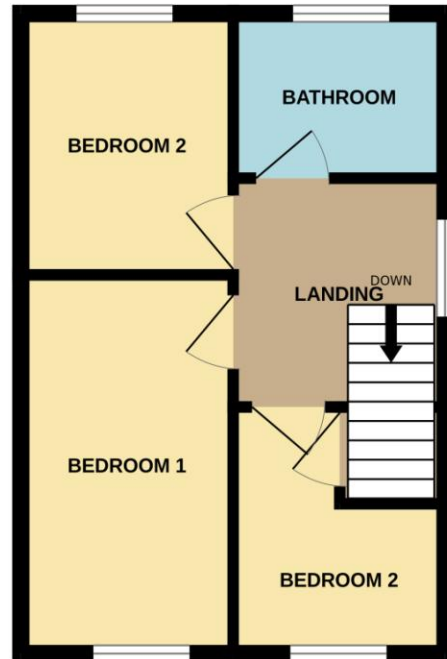
Tenure -Freehold
Council Tax Band - C
EPC Rate - C



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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.
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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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