

6 Bowland Road, Simmondley, Glossop, SK13 6PF



- *****FREEHOLD*****
- Three Bedroom Semi-Detached
- Porch & Entrance Hallway
- Large Kitchen/Diner
- Utility Room
- Private Rear Garden

- Garage with Electric Car Charger & Driveway
- Close to local schools, GP Surgery & Shops
- Near to Hargate Hill & Trans-Pennine Trail
- Countryside Views

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MAIN DESCRIPTION

DESIRABLE SIMMONDLEY LOCATION

Stepping Stones are delighted to offer for sale this semi-detached family home within the desirable Simmondley Area of Glossop.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

This lovely family home offers spacious living accommodation close to local schools and amenities and in brief comprises; Entrance Porch, Hallway, Ground Floor WC, Lounge, Kitchen/Diner, Conservatory, Utility Room and Integral Garage to the ground floor and to the first are Three Bedrooms and a Family Bathroom.

To the front of the property is a lawned area and large, paved driveway leading to a garage, to the rear is a spacious garden with mature trees, shrubs and flowerbeds to the sides and a good sized flagged patio area.



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ENTRANCE PORCH

uPVC double glazed entrance door to porch with wall light point and internal timber door to hallway

ENTRANCE HALLWAY

Stairs to the first floor accommodation, ceiling light point, wall mounted radiator, under stairs storage cupboard, internal doors to the ground floor accommodation.

DOWNSTAIRS WC

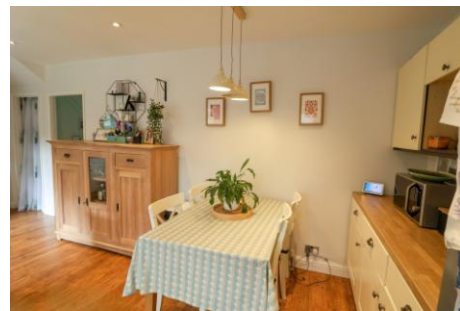
8' 0" x 2' 6" (2.44m x 0.76m) A two-piece suite comprising low-level WC and sink vanity unit, spotlights to ceiling, extraction fan, wall mounted chrome towel rail, splashback tiling, uPVC double glazed window to front

LOUNGE

13' 6" x 16' 7" (4.11m x 5.05m) A generous sized lounge with uPVC double glazed window to the front, wall mounted radiator, ceiling light point, TV aerial point and gas coal effect fire with feature surround.

KITCHEN/DINER

19' 9" x 9' 5" (6.02m x 2.87m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, eye level gas oven and four ring gas hob with overhead extractor fan, space for undercounter dishwasher, spotlights to ceiling, decorative ceiling pendants, stainless steel sink and drainer unit with mixer tap, uPVC double glazed window to the rear with garden aspect, under stairs storage, dining area with a range of high and low fitted kitchen units with contrasting worksurfaces, space for American style fridge freezer, spotlights to ceiling, decorative ceiling pendants, internal timber and glazed double doors leading to the conservatory.



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CONSERVATORY

12' 1" x 8' 5" (3.68m x 2.57m) uPVC double glazed conservatory with double doors leading to the garden, ceiling light and fan.

UTILITY ROOM

8' 4" x 4' 1" (2.54m x 1.24m) Double glazed window to rear, ceiling light point, space for washing machine and tumble dryer.

GARAGE

17' 1" x 8' 4" (5.21m x 2.54m) Up and over garage door to front, ceiling light point, electric plugs, ceiling light point, electric car charging point.

LANDING

Stairs from the ground to the first floor to a spacious landing with loft access point and ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

12' 1" x 11' 8" (3.68m x 3.56m) uPVC double glazed window to rear elevation with fire reaching countryside views and garden aspect, ceiling light point, wall mounted radiator.

BEDROOM TWO

10' 6" x 10' 5" (3.2m x 3.18m) uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted radiator.

BEDROOM THREE

9' 3" x 7' 4" (2.82m x 2.24m) uPVC double glazed window to front elevation with far reaching countryside views, ceiling light point, wall mounted radiator.



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BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m) A four piece suite comprising low level WC, pedestal sink unit, bath and separate shower unit, spotlights to ceiling, extractor fan, uPVC double glazed window to rear elevation, wall mounted chrome towel rail, floor to ceiling tiling throughout.



EXTERNALLY

To the front of the property is a lawned area and large, paved driveway leading to a garage, to the rear is a spacious garden with mature trees, shrubs and flowerbeds to the sides and a good sized flagged patio area.

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 - Freehold

Council Tax Band - C

EPC Rate - D





TOTAL FLOOR AREA : 121.1 sq.m. (1304 sq.ft.) 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.

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.

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