

5 Gorse Way, Shirebrook Park, Glossop, SK13 8SX



- NO VENDOR CHAIN
- SHIREBROOK PARK LOCATION
- South Facing Rear Garden with Shed
- Envious Position neighbouring Open Countryside
- Extended Dining/Snug/Garden Room

- Garage & Driveway
- Three Bedrooms & Family Bathroom
- Countryside Views
- Cul-de-Sac Location
- Early Interest Anticipated

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MAIN DESCRIPTION

NO VENDOR CHAIN * SHIREBROOK PARK LOCATION

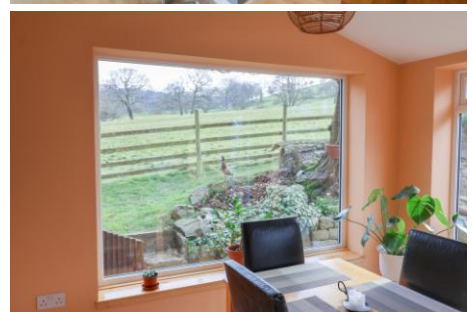
Stepping Stones are delighted to offer for sale this Detached Family Home situated in one of the most enviable and desirable locations within the Shirebrook Park Development in Glossop.

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 extended to the rear to create a versatile garden reception room to complement the already spacious accommodation which in brief comprising of; Entrance Hallway, Lounge/Sung, Kitchen/Breakfast and Dining/Snug/Garden room & access to the integrated garage to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there is off road parking for several vehicles and garage to the front with gated side access to a beautiful south facing enclosed private garden which neighbours open countryside.

Viewing is essential as early interest is anticipated.



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ENTRANCE HALL

External uPVC door to hallway with wall mounted radiator, ceiling light point, stairs to the first floor accommodation, internal door to the ground floor and internal door integral garage.



LOUNGE

11' 0" x 14' 1" (3.35m x 4.29m) A generous sized lounge and snug area, uPVC double glazed bay window to the front elevation with countryside views, inset wall gas log affect fire, wall mounted radiator, ceiling spotlights and snug area with uPVC double glazed window to the side elevation with countryside views, internal door to kitchen/breakfast.



SNUG AREA

7' 5" x 9' 0" (2.26m x 2.74m) Ceiling light point, uPVC glazed window to the side elevation with open aspect and countryside views, wall-mounted radiator, wall light point, double internal timber and glazed doors to kitchen diner.



KITCHEN/BREAKFAST ROOM

15' 7" x 11' 2" (4.75m x 3.4m) A range of high and low fitting kitchen units with contrasting work surfaces and splash back tiling, integrated oven and four ring electric hob with overall extraction van, plumbing for automatic washing machine, space for condensing dryer and space for under counter fridge and freezer, sink and drainer units with mixer tap, ceiling spotlights, under stair storage cupboard, wall mounted radiator and opening though to snug area.



DINING ROOM/SNUG AREA

21' 8" x 10' 1" (6.6m x 3.07m) Air conditioning unit under floor heating, ceiling light points, two uPVC double glazed large picture window of the immediate countryside and patio doors providing access to the private rear garden.



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LANDING

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

MAIN BEDROOM

8' 4" x 12' 7" (2.54m x 3.84m) A double bedroom with uPVC double glazed window to the front elevation with open aspect and countryside Views, wall mounted radiator and ceiling light point.

BEDROOM TWO

8' 6" x 10' 6" (2.59m x 3.2m) A double bedroom with uPVC double glaze window to the rear elevation, loft access point, ceiling light point and wall mounted radiator.

BEDROOM THREE

5' 7" x 10' 0" (1.7m x 3.05m) uPVC double glaze window to the front elevation with far reaching countryside views, wall mounted radiator, ceiling light point and storage closet.

BATHROOM

5' 5" x 6' 1" (1.65m x 1.85m) a three-piece suite comprising; low-level WC, pedestal sink unit with mixer tap, bath with over bath shower, wall mounted chrome heated towel rail, splash tiling, ceiling light point, extraction fan, uPVC double glazed window to the rear elevation.

GARAGE

9' 0" x 17' 6" (2.74m x 5.33m) Integral garage with up and over vehicle access, light point, loft access point and wall mounted boiler.



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EXTERNAL

Externally there is off road parking for several vehicles and garage to the front with gated side access to a beautiful south facing enclosed private garden which neighbours open countryside.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £50.00 per annum

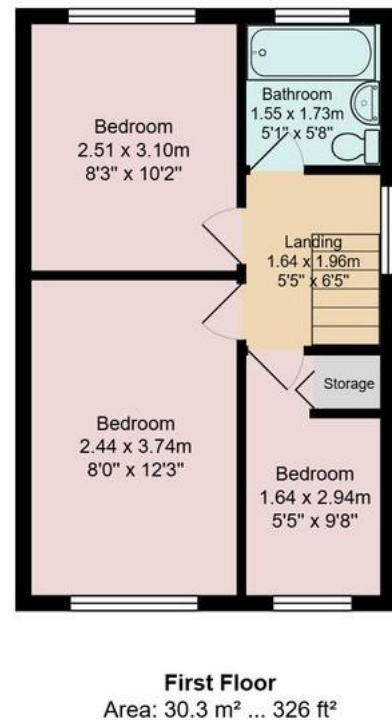
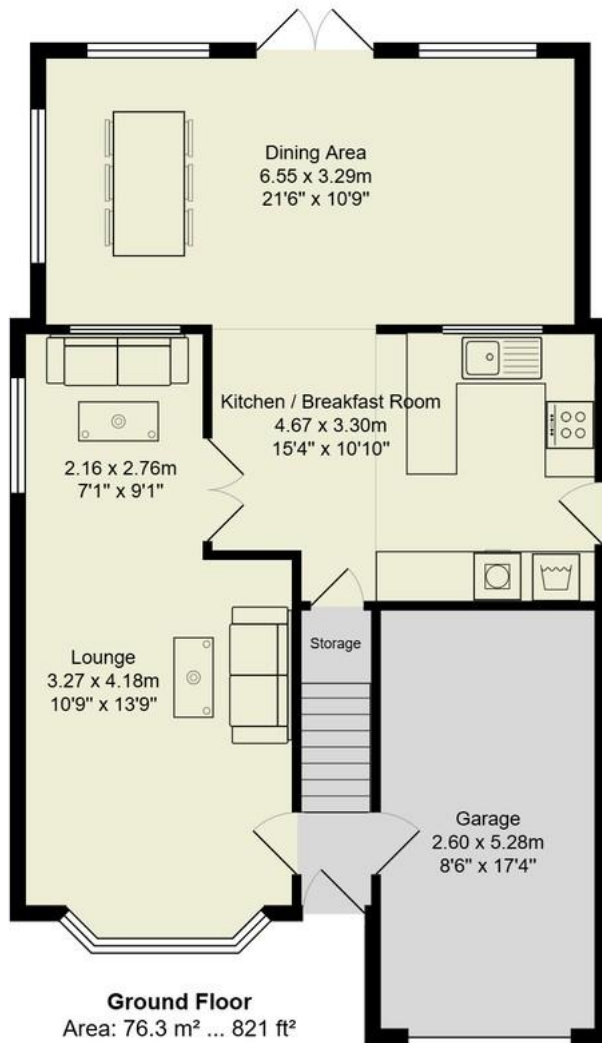
Leasehold Term - 961 years

Council Tax Band - D

EPC Rate - C



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Total Floor Area: 106.6 m² ... 1147 ft²

All measurements are approximate and for display purposes only.
Drawn by: EPC Manchester Ltd | 07869746355 | info@epcmanchester.uk

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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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