

9 Pikes Lane, Glossop, Derbyshire, SK13 8EA



- SOUTH FACING GARDEN
- Entrance Hallway
- Three Reception Rooms
- Wood Burning Stove
- Kitchen & Outside Utility
- Two DOUBLE Bedrooms
- Bathroom
- Fabulous Loft Room with additional storage room
- Stone Outbuilding with Power
- Close to Glossop Town Centre
- Countryside Views

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MAIN DESCRIPTION

SOUTH FACING GARDEN

Stepping Stones are delighted to present for sale this deceptively spacious Stone Property situated within the desirable Pikes Lane area of Glossop just a short distance from the 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 lovely home offers generous room sizes throughout with high ceilings and period features and a wood burning stove. Tastefully decorated the internal accommodation in brief comprises; Entrance Hallway, Three Reception Rooms, Kitchen and Outside Utility Room to the ground floor and Two DOUBLE Bedroom, Family Bathroom and a fabulous double loft room with fixed staircase with separate storage room which could be changed to an en-suite.

Externally there is a pretty walled and gated forecourt and to the rear is a private and fully enclosed South Facing Rear courtyard style garden with stone outbuilding with power and lighting, suitable for workshop/home office and adjoining storage. Large log store.

Viewing is highly recommended and would suite a variety of buyers.



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ENTRANCE HALLWAY

External door with stain glass to hallway, wall mounted radiator, ceiling light point, Victorian style cornice to ceiling, internal doors to the ground floor accommodation and stairs to the first floor.

LOUNGE

12' 5" x 9' 7" (3.78m x 2.92m) A generous reception room with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point with ceiling rose, picture rail, attractive fireplace.

RECEPTION ROOM TWO

13' 8" x 13' 0" (4.17m x 3.96m) A further generous reception room with timber and glazed double doors to garden room, internal door to kitchen, under stair pantry, wood-burning stove, ceiling light point, wall-mounted radiator.

GARDEN ROOM

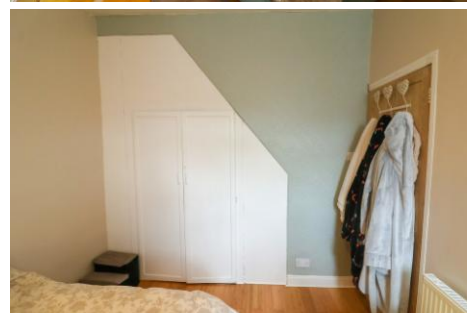
13' 4" x 4' 6" (4.06m x 1.37m) uPVC double glazed extension to the side and rear elevation, external door providing access to the rear garden.

UTILITY ROOM

Wall mounted cupboard, power points and plumbing for washing machine.

KITCHEN

11' 8" x 7' 2" (3.56m x 2.18m) A wide galley style kitchen with a range of high and low fitting kitchen units with contrasting work surfaces and splash back tiling, wall mounted combination boiler, double glazed windows to the side elevations, space for tall fridge freezer, gas cooker, Belfast sink with mixer tap, plumbing for slimline dishwasher, ceiling light point.



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LANDING

Stairs from the ground to the first floor accommodation, ceiling light point, internal doors to the first floor.

MAIN BEDROOM

13' 8" x 12' 3" (4.17m x 3.73m) A generous double bedroom with uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling light point, double built in closet.

BEDROOM TWO

10' 1" x 8' 7" (3.07m x 2.62m) A further double bedroom with uPVC double glazed window to the rear elevation with far reaching countryside views, wall mounted radiator, ceiling light point, double built in closet.

BATHROOM

7' 2" x 4' 7" (2.18m x 1.4m) A three piece suite comprising low level WC, wall sink unit and bath with over bath shower and Victorian style handheld shower mixer tap combination, wall-mounted heated towel rail, floor to ceiling splash back tiling, ceiling light point.

LOFT ROOM

13' 7" x 12' 1" (4.14m x 3.68m) A fantastic double loft room with fixed staircase and exposed wooden floorboards, ceiling light point, designer radiator, built-in closet and door to storage/dressing room which would make a fabulous en-suite.

DRESSING ROOM/STORAGE

Dressing /Storage Room which is currently used as a photography dark room with stainless steel sink and drainer unit, Velux window, wall light points. This would make the perfect en-suite bathroom



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EXTERNALLY

Externally there is a pretty walled and gated forecourt and to the rear is a private and fully enclosed South Facing Rear courtyard style garden with stone outbuilding with power and lighting, suitable for workshop/home office and adjoining storage. Large log store.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - suspected absent landlord

Leasehold Term

Council Tax Band - B

EPC Rate - D

Awaiting floorplan

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.

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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