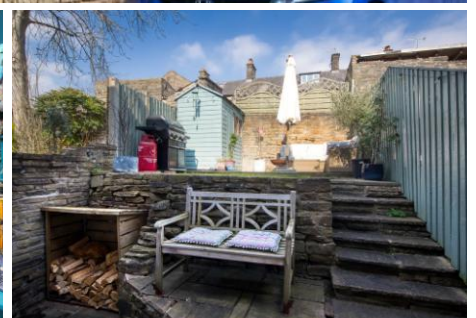
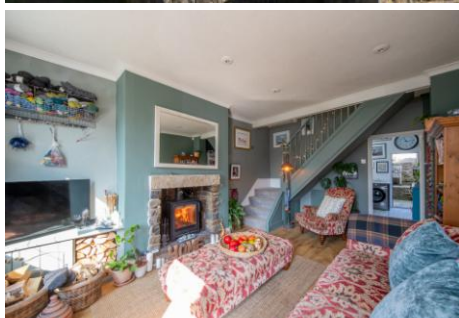


**10 Slatelands Avenue, Glossop, Derbyshire SK13 6LJ**



- DESIRABLE LOCATION
- Freehold
- Two Bedroom Stone Semi Detached
- True Kitchen/Diner
- Lounge with Wood Burning Stove
- Stunning Bathroom
- Private and Fully Enclosed Rear Garden
- Forecourt Garden with Views
- Far Reaching Countryside Views
- No Through Road



# 10 Slatelands Avenue, Glossop, Derbyshire SK13 6LJ

## MAIN DESCRIPTION

### \*\*\*DESIRABLE LOCATION & COUNTRYSIDE VIEWS\*\*\*

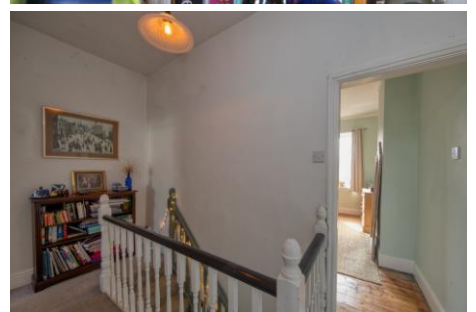
Stepping Stones are delighted to offer for sale this attractive semi-detached stone built home situated on a no through traffic road on the desirable Slatelands Avenue just a short distance from Glossop Town Centre.

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 and is within proximity to numerous doorstep scenic walks, breath taking open countryside, and has the additional leisure pursuits of an 18-hole golf course and Tennis Court.

This lovely home has been tastefully decorated and well maintained by the current owners and is the ideal home for the first time buyer or those looking to downsize from a larger family home within close proximity to Glossop Town Centre.

The accommodation in brief comprises; Spacious Lounge with wood burning stove and True Kitchen/Diner to the ground floor and Two Bedrooms and Stunning Bathroom to the first floor.

Externally there is a private walled and gated forecourt garden to enjoy the countryside views and a private and fully enclosed rear garden with patio, decked seating area with shed and lawn.



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## LOUNGE

17' 2" x 12' 1" (5.23m x 3.68m) An inviting in cosy lounge with uPVC double glazed window and external door to the front with countryside views, meter point cupboard, TV aerial point, ceiling spotlights, stairs to the first floor accommodation, two wall mounted radiators, under stair storage cupboard, Wood burning stove set within an attractive stone fireplace, coving to ceiling, internal door to kitchen diner.

## KITCHEN/DINER

10' 0" x 12' 0" (3.05m x 3.66m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces and under cupboard lighting, integrated electric oven and four ring gas hob with over hob extractor fan, integrated Slimline dishwasher, space for tall fridge freezer, uPVC double glazed window to the rear elevation, stainless steel sink and drainer unit with mixer tap, ceiling light point, uPVC double glazed external door providing access to the rear garden, plumbing for automatic washing machine.

## LANDING

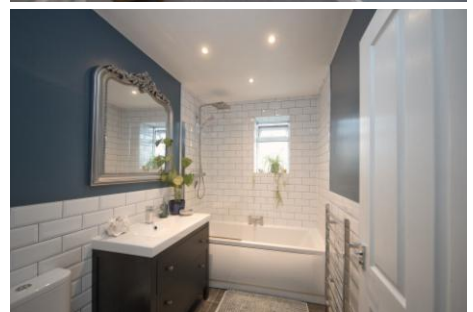
Stairs from the ground to the first floor, ceiling light point, loft access point, internal doors to the first floor accommodation.

## MAIN BEDROOM

12' 3" x 14' 2" (3.73m x 4.32m) A generous double bedroom with cornice to the ceiling, uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.

## BEDROOM TWO

8' 0" x 6' 1" (2.44m x 1.85m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, cornice to ceiling.



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## BATHROOM

7' 8" x 5' 7" (2.34m x 1.7m) A stunning spacious bathroom with a three-piece suite comprising of low-level w/c, sink drawer unit and bath with over bath shower complete with rainfall and handheld shower heads, uPVC double glazed window to the rear elevation, splashback tiling, wall mounted chrome heated towel rail, ceiling spotlights.

## EXTERNALLY

To the front a forecourt paved walled and gated garden enjoying countryside views and a fully enclosed and private garden to the rear with patio, raised lawn and decked seating area with shed.

## DISCLAIMER

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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

Tenure - Freehold

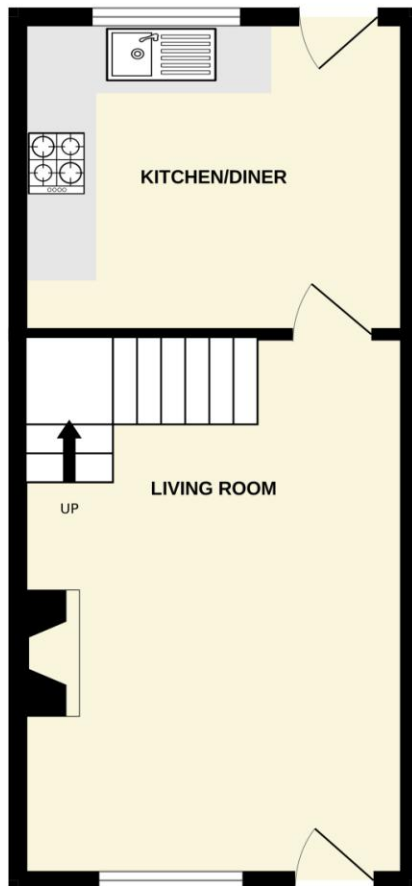
Council Tax Band - B

EPC Rate - D

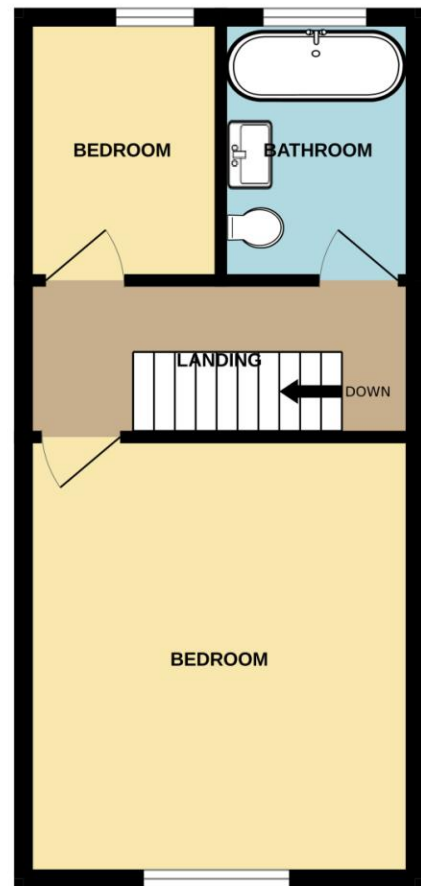
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GROUND FLOOR



1ST FLOOR



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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