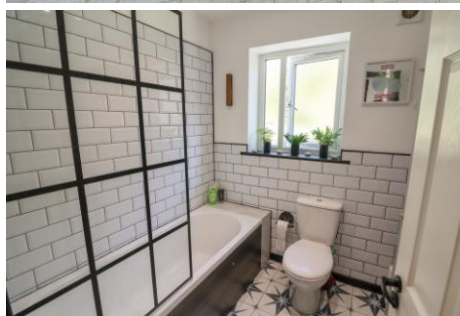


**31 John Walton Close, Glossop, Derbyshire, SK13 8GQ**



- FREEHOLD
- Three Bedroom End Terrace
- Bright and Airy Open Plan Living
- Modern Kitchen & Bathroom
- Stylish Fixtures & Fittings
- Ground Floor w/c
- Off Road Parking
- Private Rear Garden/Summer House
- Close to Transport Links
- Close to Glossop Town Centre



# 31 John Walton Close, Glossop, Derbyshire, SK13 8GQ

## MAIN DESCRIPTION

### \*\*\*FREEHOLD\*\*\*

Stepping Stones are delighted to offer for sale this three bedroom end terrace situated in a peaceful and sought-after area on John Walton Close, offering excellent access to local amenities, including schools, shops, and parks. With easy transport links to nearby towns and cities, this home is perfectly positioned for both convenience and tranquillity.

This well-presented three-bedroom end-terrace house offers a wonderful opportunity for first-time buyers, growing families, or anyone looking for a comfortable home in a great location.

The property boasts three bedrooms and ground floor open plan living offering plenty of space for family living or guest accommodation. The master bedroom features ample built-in storage and plenty of natural light.

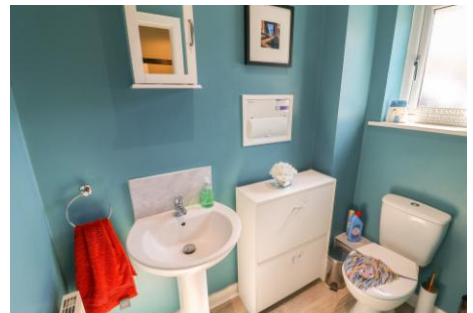
The bright and airy open plan living room provides the perfect setting for relaxing with family and friends, featuring large bifold doors that allow an abundance of natural light and direct access to the private garden.

There is a well-equipped kitchen which is practicality designed, with modern units, plenty of workspace, and space for a dining table, making it an ideal place for family meals and entertaining.

To the rear is a private and fully enclosed garden with summer house, offering a safe and private space for children to play or for outdoor dining and relaxation.

The property benefits from off-street parking to the side, with additional space for guest parking.

This property represents fantastic value for those seeking a comfortable and practical home in a desirable location. Early viewing is highly recommended!



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## ENTRANCE HALLWAY

uPVC double glazed external door to hallway, ceiling light point, wall mounted radiator, internal doors to the ground floor accommodation

## GROUND FLOOR W/C

6' 1" x 3' 5" (1.85m x 1.04m) A spacious WC with two piece suite comprising; low level WC and pedestal sink unit, uPVC double glazed window to the front elevation, consumer unit, extraction fan, ceiling spotlights, wall mounted radiator.

## OPEN PLAN KITCHEN/DINING/LOUNGE

### KITCHEN

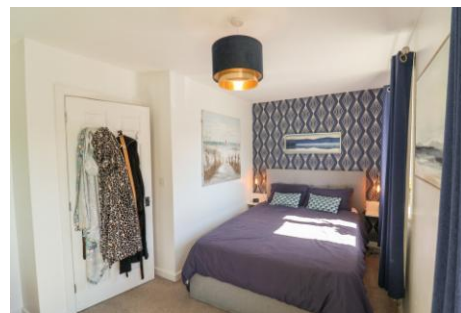
9' 7" x 7' 2" (2.92m x 2.18m) An open plan kitchen with a range of high and low fitted kitchen units with contrasting splash back work surfaces, integrated electric oven with four ring gas hob with over hob extractor fan, boiler housing uPVC double glazed window to the front elevation with countryside views, plumbing for automatic washing machine, space for tall fridge/freezer, ceiling spotlights, wall mounted radiator, stainless steel sink and drainer unit with mixer tap, open plan with lounge and diner.

### LOUNGE/DINER

19' 5" x 15' 4" (5.92m x 4.67m) 19.5 x 15.4 widest point A generous space with uPVC double glazed window to the side and bifold patio doors providing access to the rear garden, three ceiling light points, two wall-mounted radiators, TV Aerial point, under stairs storage cupboard.

### LANDING

Turn stair from the ground to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation





# 31 John Walton Close, Glossop, Derbyshire, SK13 8GQ

## MAIN BEDROOM

13' 5" x 9' 7" (4.09m x 2.92m) - excluding wardrobes A generous double bedroom with two uPVC double glazed windows to the front elevation, wall mounted radiator, fitted wardrobes to one wall, ceiling light point.

## BEDROOM TWO

11' 0" x 6' 0" (3.35m x 1.83m) A double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light.

## BEDROOM THREE

9' 0" x 8' 7" (2.74m x 2.62m) uPVC double glazed window to the rear elevation, wall-mounted radiator, ceiling light.

## BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m) A three-piece suite comprising low-level WC, bath with over bath shower with rainfall and handheld showerheads and wall hung sink cabinet, unit splash back tiling, wall mounted chrome heated towel rail, underfloor heating, extraction fan, ceiling spotlights, uPVC double glazed window to rear elevation.

## EXTERNALLY

To the rear is a private and fully enclosed garden with summer house, offering a safe and private space for children to play or for outdoor dining and relaxation in addition to the forecourt patio area enjoying countryside views.

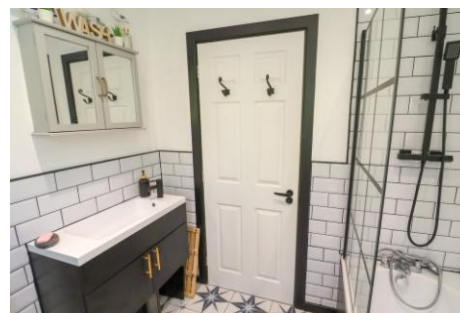
The property benefits from off-street parking to the side, with additional space for guest parking.

## DISCLAIMER

Tenure - Freehold

Council Tax Band - B

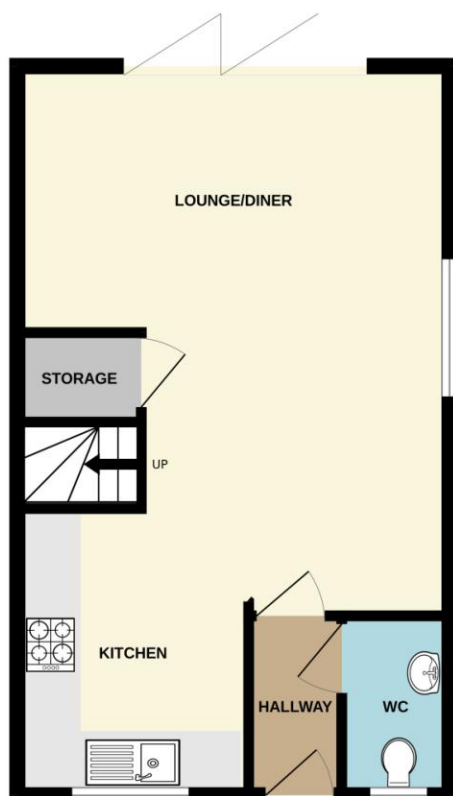
EPC Rate - B



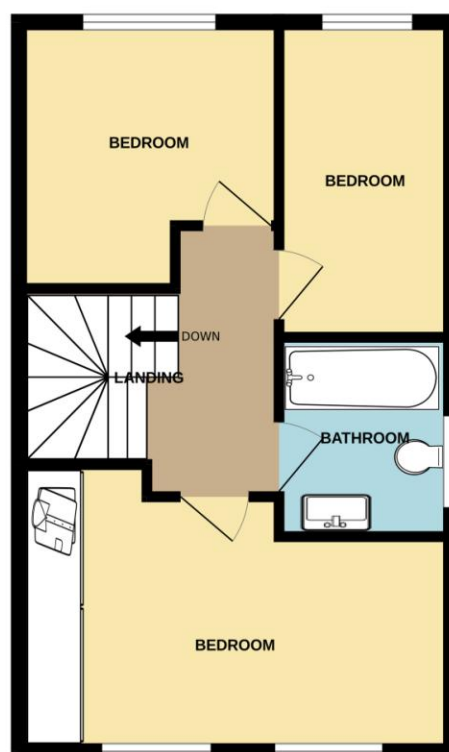
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GROUND FLOOR



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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#### 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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