

**12 Sumners Place, Glossop, Derbyshire, SK13 8HH**



- **\*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\***
- Character End Cottage
- Two Reception Rooms
- Three Bedrooms (one ground floor)
- Integral Garage & Off Road Parking
- Private South Facing Garden
- Woodland Aspect to Front
- Central Glossop Location
- Close to Shops and Amenities
- Near to Railway Station

# 12 Sumners Place, Glossop, Derbyshire, SK13 8HH

## MAIN DESCRIPTION

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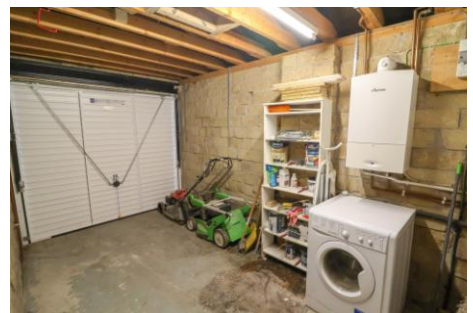
Tucked away in a peaceful and private location, this beautifully presented end cottage, built in 1875, is brimming with charm and character. Set within the heart of Glossop's vibrant Town Centre, Sumners Place offers a rare opportunity to own this charming home, thoughtfully maintained to preserve its original appeal while providing comfortable, modern living.

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.

Full of period features, including exposed beams and potential for a log burner to be installed, this cosy cottage radiates warmth and personality throughout. The inviting living space flows and in brief comprises; Spacious Entrance Porch, Lounge with Door to Integral Garage, Dining Room, Kitchen and Bedroom to the ground floor and Two Bedrooms and Bathroom to the first floor.

Externally the property benefits from off road parking and forecourt flower garden with gated side access to a private and fully enclosed South West facing garden with patio and faux grassed lawn, perfect for enjoying a quiet morning coffee or an evening unwind.

This is the ideal home for first-time buyers, downsizers, or anyone seeking a peaceful retreat with easy access to town amenities and stunning countryside.





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## ENTRANCE PORCH

3' 7" x 3' 5" (1.09m x 1.04m) uPVC double glazed entrance door and windows to porch, tiled flooring, consumer unit and electric meter point, wall mounted radiator, internal timber door to lounge.

## LOUNGE

12' 9" x 12' 5" (3.89m x 3.78m) A characterful and generous sized lounge with uPVC double glazed window to the front elevation with woodland aspect, feature beams to ceiling, wall-mounted radiator, TV Aerial point, internal door to garage and kitchen diner, chimney with potential to open up to have a wood burning stove installed - current vendor has purchased one and is happy to sell to the new owners

## DINING ROOM

12' 9" x 8' 7" (3.89m x 2.62m) Stairs to the first floor accommodation, feature beams to ceiling, ceiling light point, two wall light points, wall mounted radiator, opening through to kitchen.

## KITCHEN

13' 8" x 5' 6" (4.17m x 1.68m) A range of cottage style cupboards with solid oak work surfaces, integrated electric oven and four gas ring hob, integrated fridge and separate freezer, full size dishwasher, Belfast sink with mixer tap, wall-mounted radiator, built-in spice shelving, ceiling light point, uPVC double glazed window and external door providing access to the rear garden and internal door to the ground floor bedroom which has plumbing if the new owner wanted to install a w/c, shower or sink.

## GROUND FLOOR BEDROOM

15' 3" x 6' 1" (4.65m x 1.85m) uPVC double glazed windows to the side elevation, wall mounted radiator, two ceiling light points, plumbing.



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## LANDING

Stairs from the ground to the first floor accommodation, uPVC double glazed window to the side elevation with stone window seat and woodland aspect, loft access point, two ceiling light points, large storage cupboard, internal doors to the first floor accommodation.



## MAIN BEDROOM

10' 9" x 9' 8" (3.28m x 2.95m) A double bedroom with uPVC double glazed window to the front elevation with woodland aspect, floor to ceiling fitted wardrobes to one wall, ceiling light point, wall mounted radiator.



## BEDROOM TWO

8' 5" x 6' 0" (2.57m x 1.83m) uPVC double glazed window to the rear elevation with garden aspect, built in short hanging closet, ceiling light point, wall mounted radiator.



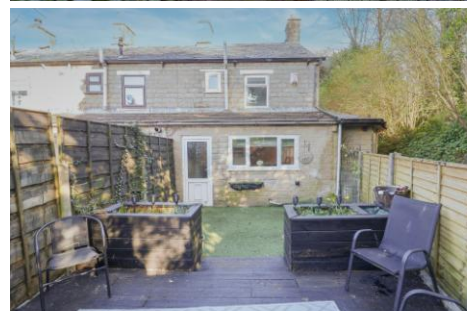
## BATHROOM

9' 1" x 3' 8" (2.77m x 1.12m) A three piece suite comprising low level WC, bath with over bath shower and pedestal sink unit, splash back tiling, uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.



## INTEGRAL GARAGE

14' 0" x 7' 0" (4.27m x 2.13m) Newly fitted up and over vehicle access door, ceiling light point, wall mounted Worcester combination boiler, consumer unit, plumbing for automatic washing machine, door to lounge.





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## EXTERNALLY

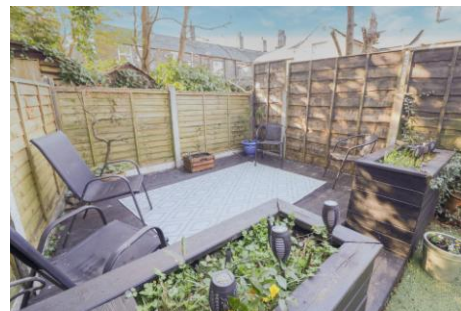
In addition to the garage the property benefits from off road parking and forecourt flower garden with gated side access to a private and fully enclosed South West facing garden with patio and faux grassed lawn, perfect for enjoying a quiet morning coffee or an evening unwind. There is a private storage shed to the left of the garden.

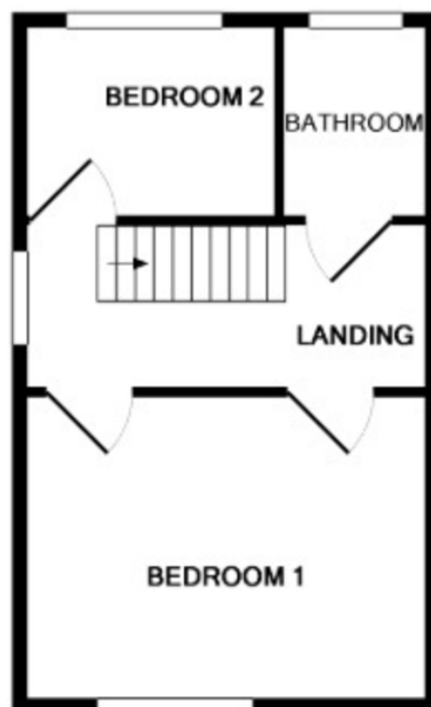
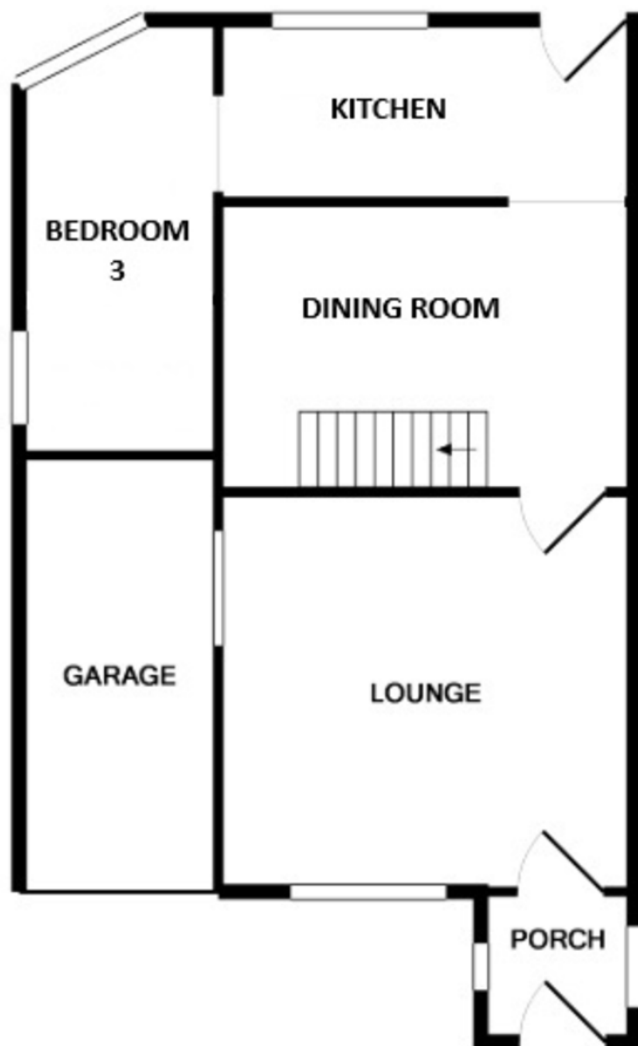
## DISCLAIMER

Tenure - Freehold

Council Tax Band - B

EPC Rate - D





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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.