

13 Lower Square, Tintwistle, Glossop, Derbyshire, SK13 1LE



- FREEHOLD & NO VENDOR CHAIN
- Quaint Stone Cottage
- Two Bedrooms
- Elevated Private Rear Terrace
- Use of Communal Garden
- Lovely Village Location
- Far Reaching Views
- Ideal First Home
- Buy to Let Investment
- Holiday Let Potential

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

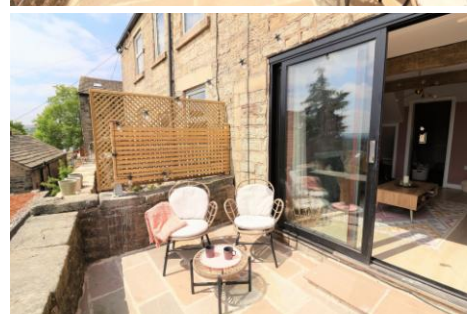
Stepping Stones are delighted to offer for sale this beautifully presented stone cottage situated in an enviable position in Tintwistle with far-reaching countryside and reservoir views.

The village of Tintwistle offers a variety of local amenities, including a primary school, playground, convenience store/post office/newsagents, Pixie Bakes café & bakery, and the wonderful Bulls Head Country Pub, with its home-cooked food and open fires. The property is also in close proximity to reservoirs and beautifully scenic countryside, with numerous doorstep walks. The villages of Hollingworth and Hadfield are just a short drive away, and the nearby town of Glossop provides further amenities.

This quaint property is The perfect first home by to let investment or holiday lets given its prime location and close proximity to open countryside, Bottoms Reservoir and the Bulls Head Inn.

The internal accommodation in brief comprises kitchen and lounge/diner with elevated outside terrace to the ground floor and two bedrooms and bathroom to the first floor

Externally to the front is a paved patio area with the raised terrace to the rear boasting spectacular far-reaching views and use of a common lawned area used and maintained by local residents



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KITCHEN

11' 8" x 10' 0" (3.56m x 3.05m) uPVC double glazed external door through to kitchen, wall mounted designer radiator, a range of low level cabinets with slimline dishwasher, integrated electric oven and four ring electric hob, integrated fridge, sink and drainer unit with mixer tap, uPVC double glazed window to the front elevation, ceiling light point, internal latch door through to lounge diner and stairs to the first floor accommodation.

LOUNGE/DINING

14' 8" x 11' 9" (4.47m x 3.58m) uPVC double glazed sliding patio doors providing access to the elevated terrace balcony boasting spectacular far-reaching countryside views, feature beams to ceiling, TV aerial point, under stair storage cupboard, wall mounted radiator, fitted storage seating for dining, ceiling light point.

LANDING

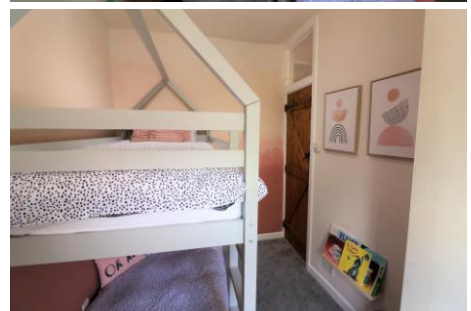
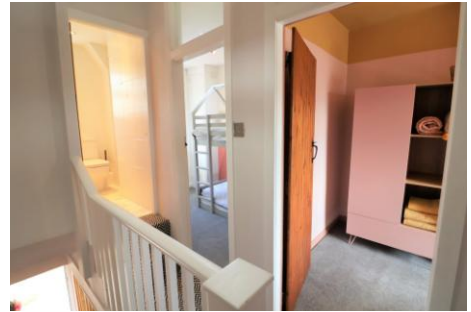
Stairs from the ground to the first floor, internal doors to the first floor accommodation, ceiling light point, loft access will pull down ladders, boarded for storage and Velux style window.

MAIN BEDROOM

13' 8" x 11' 9" (4.17m x 3.58m) A generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside and reservoir views, wall mounted radiator, ceiling light point.

BEDROOM TWO

11' 4" x 6' 6" (3.45m x 1.98m) uPVC double glazed window to the front elevation, boiler housing, wall mounted radiator, ceiling light point.



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BATHROOM

6' 0" x 5' 7" (1.83m x 1.7m) A three-piece suite comprising of low-level WC, pedestal sink unit and shower cubicle, floor to ceiling splashback tiling, wall mounted radiator, uPVC double glazed window to the front elevation, ceiling spotlights.

EXTERNAL

FRONT - Paved Terrace and use of communal garden

REAR - Elevated Rear Terrace with Far Reaching Countryside and Reservoir Views.

Tenure - FREEHOLD

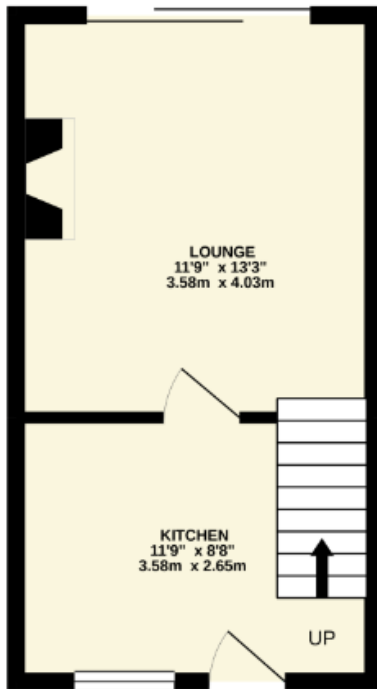
Council Tax Band - C

EPC Rate - D

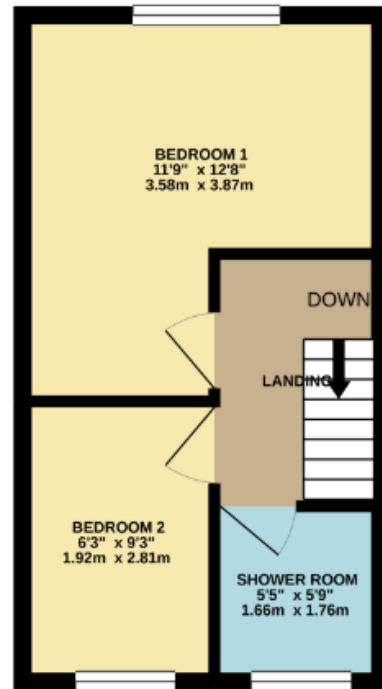


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GROUND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 sq.m.) approx.

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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