

24 Mossy Lea Drive, Glossop, Derbyshire, SK13 7SX



- Sought-After Exclusive Development
- Desirable Old Glossop Location
- Attractive Stone End-Terrace
- Lounge
- Large Kitchen/Diner
- Three Bedrooms
- Bathroom & Ground Floor WC
- Private Rear Garden
- Beautiful Rural Aspect
- Private Parking for Two Vehicles

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MAIN DESCRIPTION

HISTORIC OLD GLOSSOP VILLAGE LOCATION

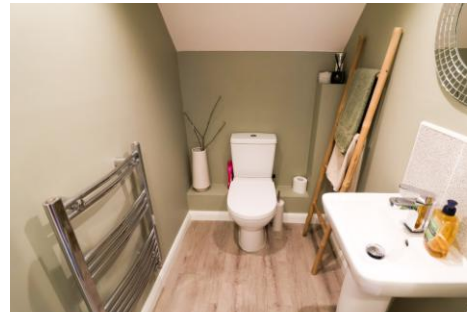
Stepping Stones are delighted to offer for sale this immaculately presented stone property situated within this desirable Old Glossop Development at the foot of spectacular open countryside and doorstep walks.

Renowned as the Gateway to the Peaks, this characterful village boasts a village pub, a pretty square surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop offers a good selection of shops, restaurants and pubs together with an 18-hole golf course and direct rail link into Manchester City Centre along with numerous doorstep scenic walks.

Built in 2018 and with quality fixtures and fittings this is the perfect choice for those who are looking for a low maintenance property on the edge of stunning open countryside. The internal accommodation is tastefully decorated throughout and in brief comprises; Entrance Hallway, Ground Floor WC, Lounge and Kitchen/Diner to the ground floor, with Three Bedrooms and Bathroom to the first floor.

Externally to the front there is a walled and gated forecourt, two private parking spaces and additional lawn to the side which could become a further parking space and side gated access leading to a private and fully enclosed rear garden with a patio and steps to a raised lawn area with a lovely rural aspect.

Excellent EPC B Rating



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ENTRANCE HALLWAY

5' 8" x 4' 0" (1.73m x 1.22m) External front door to entrance hall, consumer unit, ceiling light point, wall-mounted radiator, internal doors to ground floor accommodation.

GROUND FLOOR WC

5' 3" x 4' 1" (1.6m x 1.24m) A generous sized ground floor WC with two-piece suite comprising low-level WC and pedestal sink unit, splashback tiling, extractor fan, ceiling spotlights, wall-mounted chrome heated towel rail.

LOUNGE

12' 9" x 10' 6" (3.89m x 3.2m) With TV aerial point, ceiling light point, wall-mounted radiator, internal door to kitchen/diner, uPVC double glazed window to the front elevation.

KITCHEN/DINER

17' 3" x 11' 6" (5.26m x 3.51m) A true kitchen/diner with a comprehensive range of high and low level fitted kitchen units, contrasting work-surfaces and splash-backs, integrated electric oven with four-ring gas hob and over-hob extractor, stainless steel sink and drainer unit, tall integrated fridge freezer, integrated dishwasher, integrated washing machine, boiler housing, under-cupboard lighting, ceiling spotlights, wall-mounted radiator, stairs to the first floor accommodation.

LANDING

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

MAIN BEDROOM

11' 8" x 9' 9" (3.56m x 2.97m) A generous double bedroom with TV aerial point, ceiling light point, wall-mounted radiator, uPVC double glazed window to front elevation.



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BEDROOM TWO

10' 5" x 9' 10" (3.18m x 3m) A further double bedroom with ceiling light point, wall-mounted radiator, uPVC double glazed window to rear elevation with garden aspect.

BEDROOM THREE

7' 0" x 6' 4" (2.13m x 1.93m) with ceiling light point, wall mounted radiator, uPVC double glazed window to front elevation.

BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m) A three-piece suite comprising a WC unit, sink cabinet unit and bath with electric shower over, splash-back tiling, shaver socket, extractor fan, ceiling spotlights, chrome wall-mounted heated towel rail, uPVC double glazed window to rear elevation.

EXTERNAL

To the front - two designated parking spaces and fully enclosed walled front garden with gated access, lawn area and gate providing access to the rear garden. Fully enclosed, private rear garden laid to patio and lawn with shed.

DISCLAIMER

Council Tax Band C

Tenure - Leasehold

Term - 999 years - 993 remaining

Ground Rent P.A. - £150.00

Service Charge - £100.00

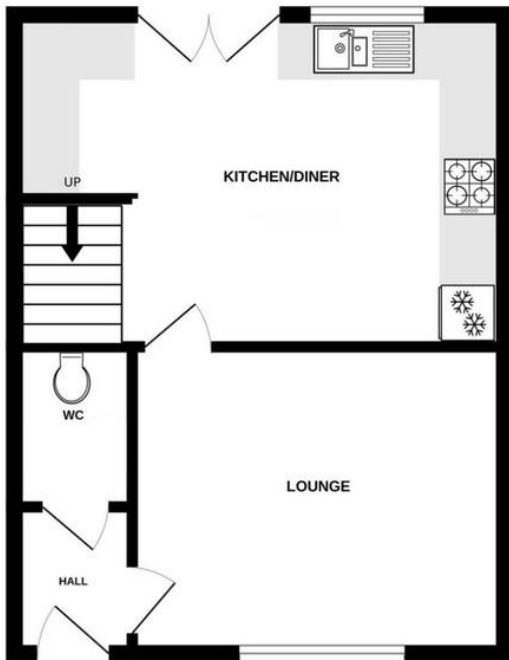
Service Charge Review Period - Annually

Ground Rent Review Period - Fixed for the duration of the term

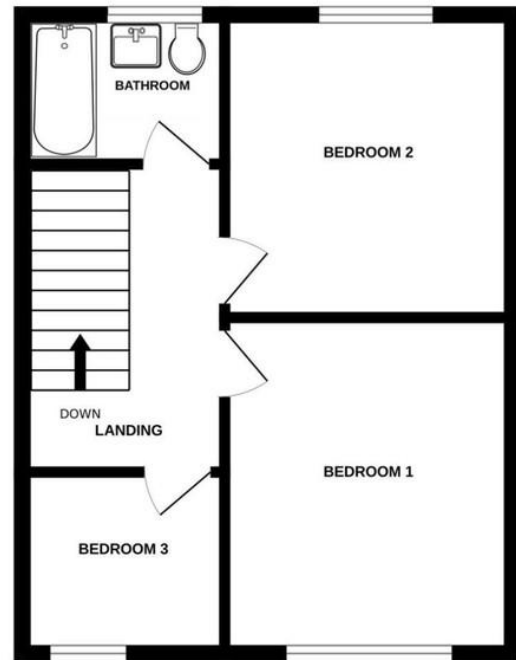
EPC Rating B

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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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