



Asking Price
£255,000

SALES AND LETTINGS

20 Derby Street, Glossop, Derbyshire, SK13 8LZ



- **FREEHOLD & NO VENDOR CHAIN**
- Detached Family Home
- Three Bedrooms & Bathroom
- Entrance Hallway
- Spacious Lounge
- Kitchen/Diner
- Front / Side & Rear Gardens
- OFF ROAD PARKING
- 0.27 Miles from Glossop Centre
- Excellent Transport Links

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

A Well-Presented Three-Bedroom Detached Home with Countryside Views, Sought-After Glossop Location.

Situated on the ever-popular Derby Street in Glossop, this well-maintained and deceptively spacious three-bedroom semi-detached property is perfect for first-time buyers, families, or downsizers seeking a home with generous living space and excellent local amenities.

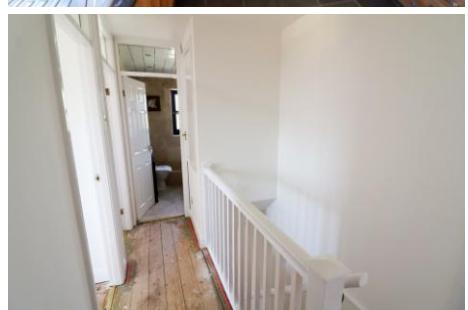
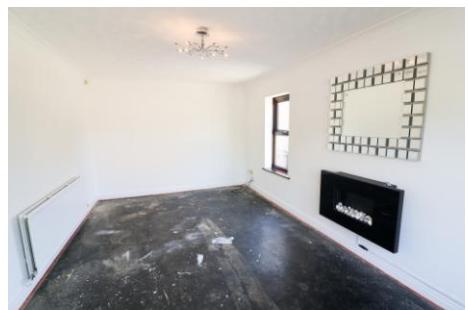
The accommodation briefly comprises a welcoming entrance hallway, a bright and airy lounge with dual-aspect PVC double glazed windows, and a modern fitted kitchen that opens through to a dining area with patio doors leading out to the rear. The kitchen features integrated appliances and contemporary finishes, with a useful under-stair storage cupboard completing the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and countryside views. A modern family bathroom features a spa-style bath with handheld and over-bath showers, floor-to-ceiling tiling, and a chrome towel rail.

Externally, the property boasts a well-stocked, planted front garden that wraps around to the side, creating an attractive approach and pleasant kerb appeal. A side driveway provides convenient off-road parking whilst to the other side there is a bijou, decked garden area that is extremely private, offering a peaceful and low-maintenance outdoor space ideal for relaxing or entertaining.

Further benefits include gas central heating, PVC double glazing, and a peaceful yet convenient location, just a short distance from Glossop town centre, local schools, train station, and open countryside, including the stunning Peak District National Park.

Early viewing is highly recommended to appreciate the space, setting, and lifestyle this property offers.



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ENTRANCE HALLWAY

Accessed via a PVC double glazed external door, the entrance hallway features a ceiling light point and provides access to the ground floor accommodation. Stairs to the first floor, and internal doors lead to the lounge and kitchen.



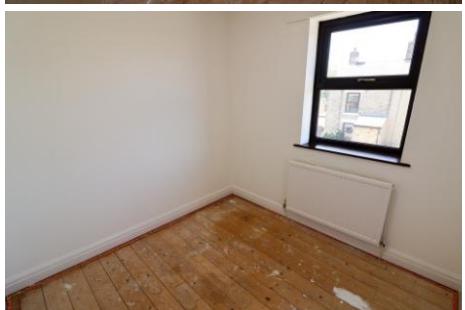
LOUNGE

17' 9" x 10' 5" (5.41m x 3.18m) A generously proportioned lounge with PVC double glazed windows to the front and side elevations, allowing for plenty of natural light. Features include a wall-mounted radiator, ceiling light point, and a modern wall-mounted electric pebble-effect fire.



KITCHEN/DINER

17' 8" x 8' 6" (5.38m x 2.59m) Fitted with a range of high and low-level kitchen units, contrasting work surfaces, and splash-back tiling. Integrated appliances include a washing machine, slimline dishwasher, and electric oven with a four-ring gas hob and extractor fan above. A stainless steel sink and drainer unit with mixer tap sits beneath a window, and the kitchen opens through to a dining area with patio doors leading to the rear garden. Ceiling light points, a wall-mounted radiator, and a useful under-stairs storage cupboard.



LANDING

Stairs from the ground floor lead to a bright first-floor landing with ceiling light point, loft access, and a spacious airing cupboard.



MAIN BEDROOM

17' 8" x 8' 7" (5.38m x 2.62m) A spacious double bedroom with PVC double glazed windows to the front and side elevations offering lovely countryside views. Features include a wall-mounted radiator, ceiling light point, and a full range of over-bed fitted wardrobes.



BEDROOM TWO

9' 3" x 7' 7" (2.82m x 2.31m) A second bedroom with a PVC double glazed window to the front, also enjoying countryside views. Includes an over-bed wardrobe, wall-mounted radiator, and ceiling light point.



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BEDROOM THREE

8' 0" x 7' 6" (2.44m x 2.29m) With a PVC double glazed window to the side elevation, wall-mounted radiator, and ceiling light point.



BATHROOM

5' 6" x 5' 3" (1.68m x 1.6m) Fitted with a three-piece suite comprising a low-level WC, a large spa-style bath with mixer tap, handheld shower attachment, and an additional over-bath shower. A modern sink unit with mixer tap, full floor-to-ceiling splash-back tiling, PVC double glazed window to the front elevation, and wall-mounted chrome towel rail complete the space.



EXTERNAL

Externally, the property boasts a well-stocked, planted front garden that wraps around to the side, creating an attractive approach and pleasant curb appeal. A side driveway provides convenient off-road parking whilst to the other side there is a bijou, decked garden area that is extremely private, offering a peaceful and low-maintenance outdoor space ideal for relaxing or entertaining.



DISCLAIMER

The vendor has advised the following:

Property Tenure is - Freehold

EPC Rate - C

Council Tax Band Rating - C

Council - High Peak Borough Council

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Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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.