

3 Hob Hill Meadows, Glossop, Derbyshire, SK13 8LW



- *****BEAUTIFUL TURN KEY HOME*****
- Desirable & Sought After Location
- Stone Semi Detached Home
- Beautifully Presented & Maintained
- Conservation Area with Stunning Views
- Newly Fitted Windows & Doors
- Kitchen/Diner & Lounge
- Two DOUBLE Bedrooms
- Private Rear Garden
- Two Parking Spaces

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MAIN DESCRIPTION

IMMACULATELY PRESENTED

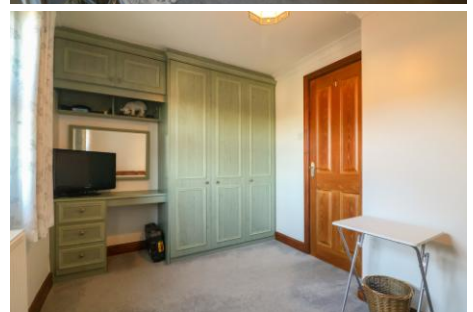
Stepping Stones are delighted to offer for sale this beautiful semi detached property situated within a conservation area on the edge of stunning countryside in Glossop.

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.

This lovely home has been very well cared for and maintained by the current vendors making it a Turn Key property for the new owner. The internal accommodation is deceptively spacious and in brief comprises; Well appointed Kitchen with Range Master Oven and Lounge to the ground floor and Two DOUBLE Bedrooms and Family Bathroom to the first floor.

Externally there are two private parking bays and a private and fully enclosed rear courtyard Garden enjoying far reaching countryside views to both the front and rear.

The vendors have priced competitively for early interest as they have found their onward purchase.



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KITCHEN

12' 3" x 9' 8" (3.73m x 2.95m) Newly fitted composite entrance door to kitchen with a range of high and low quality fitted kitchen units with contrasting splash back work surfaces, double range master gas oven with over oven extractor fan and inset tiling, plumbing for automatic washing machine, space for tall fridge freeze, boiler housing, beams to ceiling, ceiling light point, stone flooring, wall mounted radiator, internal door through to lounge.

LOUNGE

15' 3" x 12' 3" (4.65m x 3.73m) widest point A generous sized lounge with uPVC double glazed composite glazed door and window to the rear elevation, wall mounted radiator, beam to ceiling, ceiling light point, attractive gas cool effect fire with fire surround with inset lighting, stairs to the first floor accommodation, TV Aerial point, fitted blinds to window.

LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point with pulldown ladders, fully boarded and light point, internal doors to the first floor accommodation.

MAIN BEDROOM

11' 0" x 10' 5" (3.35m x 3.18m) A double bedroom with fitted wardrobes to one wall and uPVC double glazed window to the rear elevation with far reaching countryside views, wall-mounted radiator, ceiling light

BEDROOM TWO

12' 3" x 7' 9" (3.73m x 2.36m) A further double bedroom with fitted wardrobes and vanity unit to one wall, ceiling light point, wall mounted radiator, uPVC double glazed window to the front elevation with far reaching countryside views.



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BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m) A three piece suite comprising low level WC; designer sink with mixer tap and shower bath with over bath shower, floor to ceiling splash back tiling, ceiling spotlights, wall mounted chrome heated towel rail, uPVC double glazed window to the side elevation, underfloor heating.

EXTERNAL

Gated side access to a private and fully enclosed courtyard style south facing garden with lovely countryside views.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £95.00 per annum

Leasehold Term – 999 years from 1998 – 972 years remaining

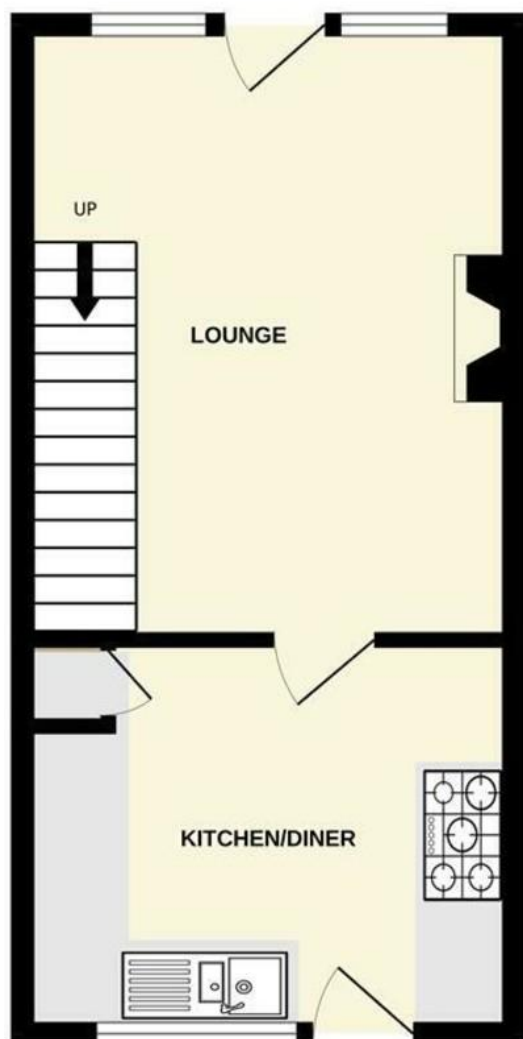
Service Charge – n/a

Council Tax Band - C

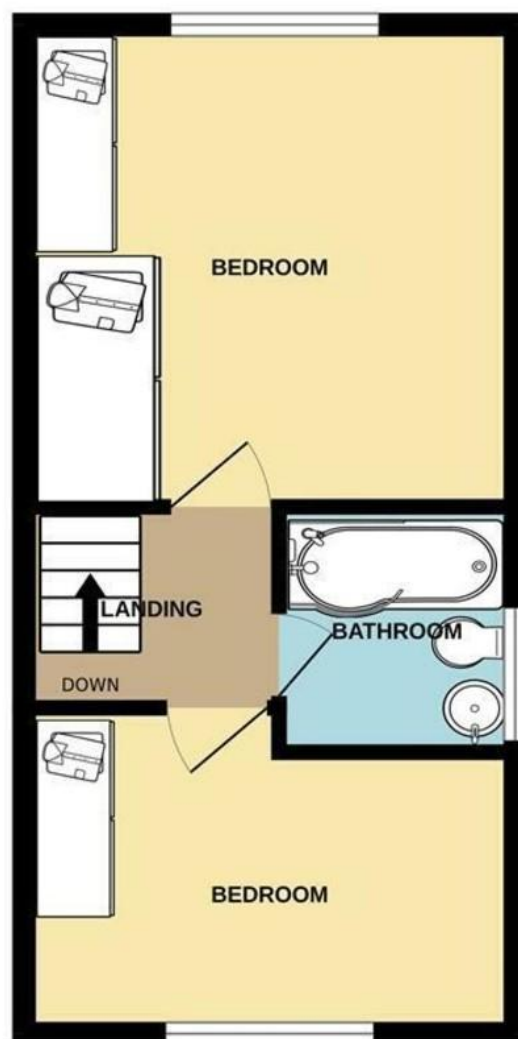
EPC Rate - C

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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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