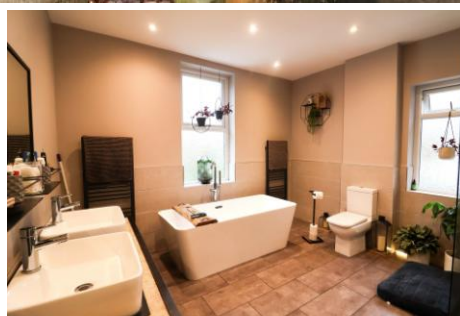


68 Simmondley Lane, Simmondley Glossop, SK13 6NS



- NO ONWARD CHAIN
- Stylishly decorated and move-in ready
- Three well-proportioned bedrooms
- Open-plan kitchen/dining space & downstairs WC
- Modern four-piece bathroom with freestanding bath
- Driveway and stone built garage
- Large rear garden with patio dining area
- Countryside views from the rear elevation
- Easy walking distance to Glossop and Dinting train stations (ideal for Manchester commuters)
- Just a few minutes walk to local Simmondley shops, Schools & amenities

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MAIN DESCRIPTION

NO ONWARD CHAIN

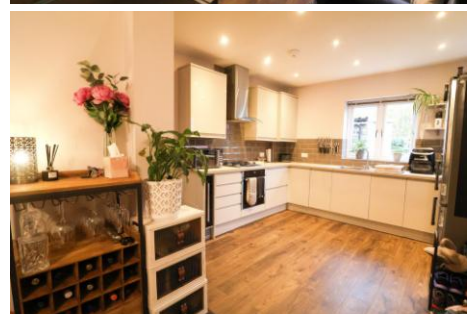
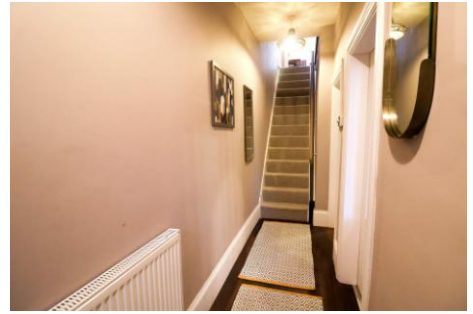
Stepping Stones are delighted to offer for sale this spacious and beautifully presented three-bedroom family home offering generous living accommodation across two floors, blending character and space with modern comfort with exciting potential for further development to add scope and value with the excellent loft space suitable for conversion (subject to planning permission).

Located on the ever popular Simmondley Lane, the property features two well-proportioned, airy reception rooms, a modern kitchen dining room making it a perfect downstairs space for hosting family or friends. Upstairs, three comfortable bedrooms and a luxurious four-piece bathroom offers relaxed family living, while the generous loft space provides exciting potential for conversion, opening up the possibility of an additional bedroom with en-suite, home office or studio, and future value growth (subject to planning permission).

Outside, a private rear garden with a stone-built garage and large patio enjoying far-reaching countryside views; perfect for outdoor dining and summer evenings. The property sits within easy walking distance of both Glossop and Dinting train stations, providing excellent commuter access to Manchester. Local shops, schools and scenic walks in the Peak District are all just a short stroll away, making this an ideal home for families and professionals seeking the perfect balance between town and countryside living.

Perfect for first-time buyers, families, or professionals, this property combines space, style, and convenience, ready to move straight into and enjoy. Simmondley is a residential village situated just south of Glossop in Derbyshire, England. It lies on the edge of the Peak District National Park, offering residents easy access to beautiful countryside and outdoor activities. The village has a suburban feel, with a mix of modern housing developments alongside older homes, making it popular with families and commuters alike.

Surrounded by scenic views and green spaces, Simmondley provides a balance between village life and accessibility to larger towns and cities, appealing to those seeking a comfortable residential area within reach of nature.



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HALLWAY

Accessed via a uPVC double glazed external door, the property opens into a welcoming vestibule with a ceiling light and an internal door leading through to a bright hallway with ceiling light point, wall mounted radiator and stairs leading to the first-floor accommodation. Internal doors open to both the lounge and the kitchen/dining area.

RECEPTION ROOM 1

14' 1" x 11' 6" (4.29m x 3.51m) A spacious reception room positioned to the front of the property, featuring a uPVC double-glazed window, ceiling and wall-mounted lighting and a wall mounted radiator, offering a warm and comfortable living space.

RECEPTION ROOM 2

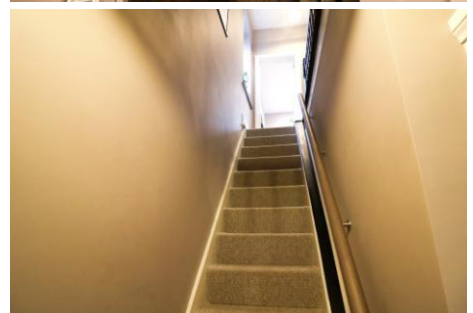
14' 0" x 13' 9" (4.27m x 4.19m) Currently used as a dining room, enjoying views over the rear garden through a uPVC double-glazed window with a wall mounted radiator and ceiling light point. This room flows seamlessly into the kitchen.

KITCHEN

11' 2" x 10' 9" (3.4m x 3.28m) Fitted with a mix of high and low-level units, a stainless-steel double sink with mixer tap and draining board, four-ring gas hob, electric oven and extractor fan. Space and plumbing for a washing machine, integrated dishwasher, space for tall fridge/freezer and integrated wine cooler. Spotlights to the ceiling and a tall contemporary wall mounted radiator, dual-aspect uPVC double glazed windows to the rear and side of the property overlooking the garden, an external door to the side leading to the rear garden, internal door to the downstairs WC.

DOWNSTAIRS WC

5' 2" x 2' 3" (1.57m x 0.69m) A two-piece suite with low-level WC, wash basin with storage cupboard, wall mounted radiator, ceiling light point and uPVC double glazed window to the side.



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LANDING

Two uPVC windows, loft access, two ceiling light points, and a wall mounted radiator, providing a large and pleasant connection between the rooms.

MAIN BEDROOM

14' 0" x 11' 6" (4.27m x 3.51m) A spacious double bedroom with uPVC double glazed window to the rear with garden aspect and far-reaching countryside views, wall mounted radiator and ceiling light point.

BEDROOM TWO

11' 4" x 10' 4" (3.45m x 3.15m) A further double bedroom with a uPVC double glazed window to the front elevation, ceiling light point, and wall mounted radiator.

BEDROOM THREE

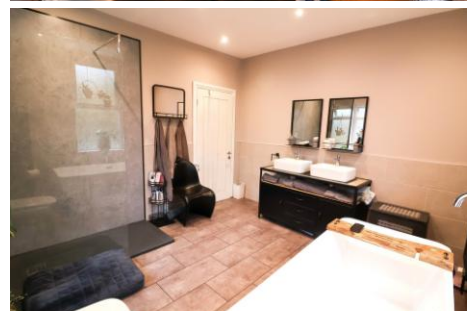
8' 4" x 6' 8" (2.54m x 2.03m) Currently used as a home office with a uPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

BATHROOM

11' 2" x 10' 9" (3.4m x 3.28m) A beautiful modern bathroom fitted with a four-piece suite comprising a freestanding bath with mixer taps and handheld showerhead, a walk-in shower enclosure with waterfall and handheld shower heads, double sink set in a bespoke vanity unit and low-level WC. Ceiling spotlights, two heated wall mounted towel rails, extractor fan, two uPVC double-glazed windows to the rear and side elevations, creating a bright and luxurious space.

LOFT SPACE

A generous loft space is accessed from the spacious landing and offers excellent potential for conversion (subject to planning permission), providing an exciting opportunity to add both scope and value to the property.



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EXTERNALLY

Outside, a private rear garden with a stone-built garage and large patio enjoying far-reaching countryside views; perfect for outdoor dining and summer evenings.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £1.67

Leasehold Term - 999 years - 868 years remaining

EPC Rate - Awaiting

Council Tax Band Rating - C

Council - High Peak Borough Council



Awaiting Floorplan

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

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