

1 Highbank, Tintwistle, Glossop, Derbyshire, SK13 1LP



- FREEHOLD & CHAIN FREE
- Detached Family Home
- Traditional Village Location
- Four Beds & Three Reception Rooms
- Bathroom & En-Suite
- Ground Floor w/c & Utility Room
- Spacious Entrance Hallway
- Ample Parking & Garage
- Far Reaching Countryside Views
- Cul-de-sac Position

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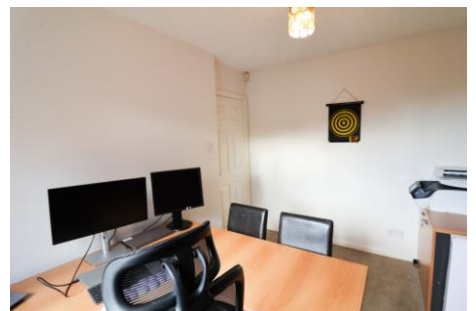
MAIN DESCRIPTION

Situated in the heart of the traditional and highly sought-after village of Tintwistle, 1 Highbank offers an exceptional opportunity to acquire a spacious family home in a peaceful cul-de-sac setting. The village itself provides a wonderful community atmosphere, with a local park, primary school, village shop, and the stunning reservoir all just a short walk away, perfect for families and those who enjoy countryside living.

This detached four-bedroom property boasts an impressive level of accommodation, including three versatile reception rooms, making it ideal for modern family life, home working, or entertaining. Externally, the home enjoys generous gardens to both the front and rear, as well as ample off-road parking and a garage, offering both practicality and convenience.

The property is freehold and offered with no vendor chain, providing a straightforward move for the next owners.

A superb family home in a picturesque village location, early viewing is highly recommended.



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ENTRANCE HALLWAY

External door to hallway with stairs leading to the first-floor accommodation, under-stair cupboard. Ceiling light point, wall-mounted radiator, and internal doors providing access to the ground floor accommodation.

GROUND FLOOR W/C

7' 0" x 3' 0" (2.13m x 0.91m) A two-piece suite comprising a low-level WC and wall-mounted sink. Extraction fan, ceiling light point, and splashback tiling.

LOUNGE

14' 3" x 12' 0" (4.34m x 3.66m) A generous lounge with uPVC double-glazed bay window to the front elevation, with additional windows to the side and rear. Two wall-mounted radiators, wall-mounted gas fire, and ceiling light point.

KITCHEN

12' 5" x 7' 8" (3.78m x 2.34m) Fitted with a range of high and low units with contrasting work surfaces and splash back tiling. 2 x uPVC double-glazed windows, stainless steel sink and drainer with mixer tap, plumbing for dishwasher, wall-mounted radiator, integrated electric oven, gas hob with over hob extractor fan, and internal door to the utility room.

UTILITY ROOM

10' 5" x 5' 4" (3.18m x 1.63m) uPVC double-glazed window to the rear elevation and external door to the side. Plumbing for an automatic washing machine and space for a condensing dryer. Sink unit, wall-mounted combination boiler, and consumer unit.

RECEPTION TWO

10' 4" x 7' 7" (3.15m x 2.31m) Currently used as a home office, uPVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light point.



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RECEPTION THREE

7' 0" x 7' 6" (2.13m x 2.29m) Currently used as a formal Dining Room with uPVC double-glazed window to the rear elevation and door to the side. Ceiling light point and wall-mounted radiator.



LANDING

Stairs from the ground floor to the first floor. uPVC double-glazed window to the rear elevation, loft access point, wall-mounted radiator, generous storage cupboard, and internal doors to the first-floor accommodation.



BEDROOM ONE

12' 0" x 11' 0" (3.66m x 3.35m) A generous double bedroom with uPVC double-glazed window to the front elevation offering far-reaching countryside views. Wall-mounted radiator, ceiling light point, and internal door to en-suite.



EN-SUITE

8' 8" x 2' 6" (2.64m x 0.76m) A three-piece suite comprising low-level WC, sink, and shower. Splash back tiling, uPVC double-glazed window to the front elevation, and wall-mounted radiator.



BEDROOM TWO

12' 5" x 7' 1" (3.78m x 2.16m) A further generous double bedroom with uPVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling light point.



BEDROOM THREE

11' 2" x 6' 2" (3.4m x 1.88m) uPVC double-glazed window to the front elevation with countryside views, wall-mounted radiator, and ceiling light point.



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BEDROOM FOUR

9' 1" x 7' 6" (2.77m x 2.29m) uPVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling light point.

FAMILY BATHROOM

8' 0" x 7' 8" (2.44m x 2.34m) narrowing to 3.8 A generous bathroom with PVC double-glazed window to the front elevation. A three-piece suite comprising low-level WC, bath with over-bath shower, and pedestal sink. Wall-mounted radiator, ceiling light point, tiling, and extraction fan.

EXTERNAL

Set within a cul-de-sac position the property enjoys a generous plot with gardens to both the front and rear. The property offers ample off-road parking and a driveway leading to the detached garage.

The front garden provides attractive kerb appeal, while the private rear garden offers a versatile outdoor space ideal for families and outdoor enjoyment.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - C

Council Tax Band Rating - E

Council - High Peak Borough Council





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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