

13 Primrose Lane, Glossop, Derbyshire, SK13 8EW



- Mid Stone Terraced
- Beautifully Decorated Throughout
- Two Bedrooms
- Open Plan Kitchen Dining Area
- Stylish Family Bathroom

- Rear Garden
- Use of Additional Garden Area*
- Close to Glossop Town Centre
- Near to Dinting & Glossop Railway Station
- Countryside Walks Nearby

*Annual cost involved

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MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this beautifully decorated mid-stone terrace offering stylish and comfortable living in a highly convenient location. The property features two bedrooms, an impressive open-plan kitchen and dining area and a contemporary family bathroom finished to a high standard.

The welcoming lounge provides a cosy space to relax, while the kitchen dining area creates an ideal setting for everyday living or entertaining. The two bedrooms and bathroom to the first floor are finished to a very high standard. To the rear of the property is a pleasant garden, with the added benefit of use of an additional garden area*, providing extra outdoor space for leisure, planting, or storage options. Perfect for first-time buyers, downsizers, or anyone seeking a charming and well-presented property in a desirable location, this lovely home is ready to move straight into.

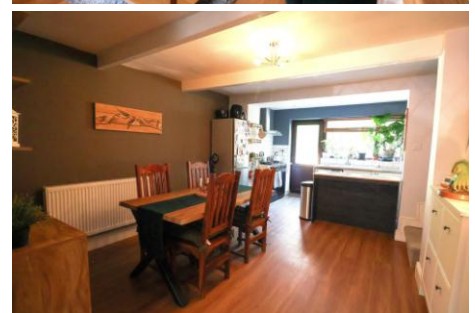
Glossop is a thriving market town located on the edge of the Peak District National Park in Derbyshire. Combining rich industrial heritage with stunning natural surroundings, it offers a unique lifestyle that appeals to families, professionals, and outdoor enthusiasts alike.

The town boasts a strong sense of community and a wide range of amenities including independent shops, cafés, restaurants, supermarkets, and excellent local schools. Glossop's popular High Street and historic buildings add charm, while nearby Manor Park and surrounding countryside provide plenty of opportunities for walking, cycling, and outdoor leisure.

Glossop is also exceptionally well connected. Glossop Train Station provides regular direct services to Manchester Piccadilly, making it a convenient base for commuters. In addition, the town offers easy access to the M67 and surrounding transport links, ensuring smooth travel across the region.

Whether you're drawn by its character, convenience, or countryside, Glossop offers an outstanding quality of life in a scenic and well-serviced setting.

*Annual cost involved



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LOUNGE

13' 77" x 9' 95" (5.92m x 5.16m) An inviting lounge with ceiling light point, wall-mounted radiator and uPVC double-glazed window to the front elevation. Accessed via a uPVC double glazed external door and convenient vestibule leading into the lounge.

DINING ROOM & KITCHEN

19' 19" x 12' 13" (6.27m x 3.99m) A open plan spacious dining room which features a ceiling light point, wall-mounted radiator, stairs leading to the first-floor accommodation and an internal timber door to a storage cupboard. The kitchen is fitted with a mix of high and low-level units, ceramic sink with drainer and mixer tap, splashback tiling and contrasting work surfaces, space and plumbing for a washing machine, spotlights to ceiling. uPVC double-glazed window to the rear elevation with views over the garden and uPVC external door providing access to the rear garden.

LANDING

Ceiling light point and loft access.

MAIN BEDROOM

11' 69" x 9' 98" (5.11m x 5.23m) A large double bedroom with uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling light point.

BEDROOM TWO

12' 05" x 5' 76" (3.78m x 3.45m) The second bedroom with uPVC double-glazed window with views overlooking the rear garden, ceiling light point and wall-mounted radiator.

BATHROOM

8' 69" x 4' 25" (4.19m x 1.85m) Fitted with a three-piece suite comprising a bath with overhead shower, low-level WC, and wash basin, splashback tiling, timber double-glazed window to the rear elevation, spotlights to ceiling, and wall-mounted chrome towel radiator.



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EXTERNALLY

The immediate garden stepping out from the property to the rear is featured on the title deeds, the secondary elevated section has been rented by the current and former vendors for over 30 years for a nominal figure. The lower section belonging to the property has a mix of astro turf and flagged areas with steps providing access to the rear rented section of the garden.

The elevated section is a little haven with established shrubs and flowerbeds, a secluded seating area, pond and a good sized garden shed.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold (Suspected Absent Landlord)

Annual Ground Rent - £1.65 approx

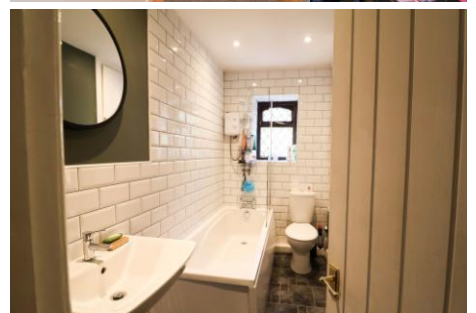
Leasehold Term - 999 years, 923 years remaining

EPC Rate – C

Council Tax Band – A

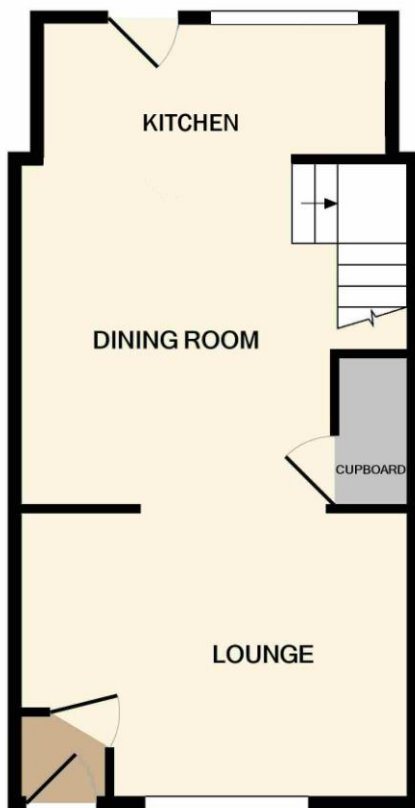
Council - High Peak Borough Council

Optional Top Garden Rental - £100 p.a via the council

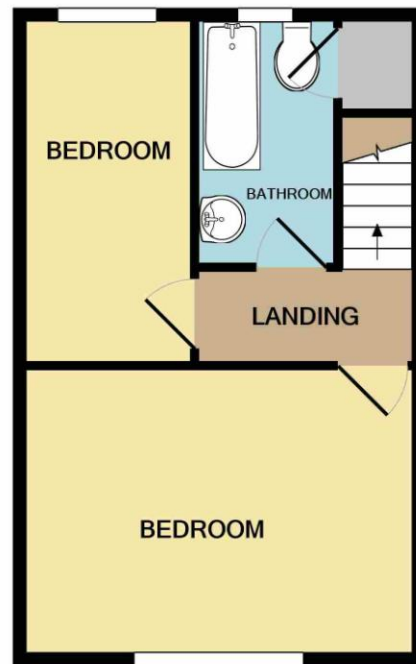


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GROUND FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 320 SQ.FT.
(29.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 703 SQ.FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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