

## 9 Simmondley Grove, Simmondley, Glossop, SK13 6NQ



- FREEHOLD & NO VENDOR CHAIN
- Fully Refurbished Throughout
- Three Bedrooms
- Stylish Family Bathroom
- Large Kitchen
- Spacious Lounge/Dining Area
- Front & Rear Gardens
- Garage & Parking Area
- Near to Local Schools, Shops & Amenities
- Simmondley Location

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## MAIN DESCRIPTION

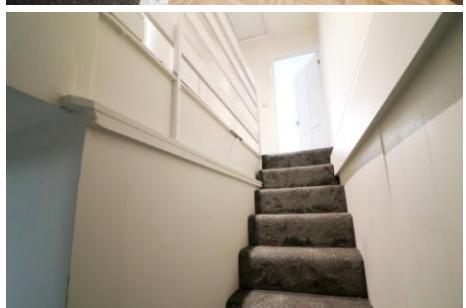
Stepping Stones are delighted to present this fully renovated mews-style home offering an excellent opportunity for first-time buyers and families seeking a comfortable, well-positioned residence. The house has recently benefited from a complete refurbishment including new carpets, fresh décor, new windows and rear door and a full rewire. Ideally located within easy reach of a local primary school and nearby shops, the home combines convenience with a welcoming neighbourhood setting.

The spacious open-plan lounge and dining area provides an inviting space for relaxing or entertaining with views overlooking the garden, and a door leading directly outside. The large modern kitchen is fitted with a range of units and a door providing access to the front garden. Upstairs there are three well-proportioned bedrooms with far-reaching countryside views. The contemporary bathroom offers a three-piece suite with bath and overhead shower. With modern updates, generous living space, and excellent access to local amenities and schools, this delightful home is an ideal choice for buyers seeking comfort, practicality and a pleasant setting close to countryside and community facilities.

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.

Simmondley benefits from a range of local amenities including shops, schools, and community facilities, which contribute to its strong sense of community. The village is well connected by road and public transport to Glossop and nearby towns, while still maintaining a quieter, more peaceful atmosphere compared to busier urban centres.

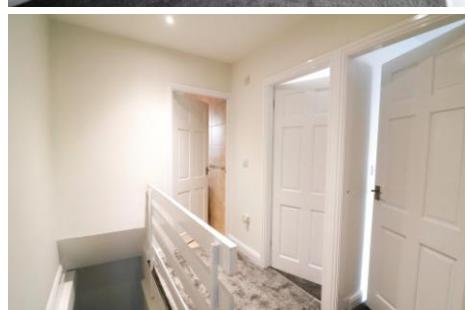
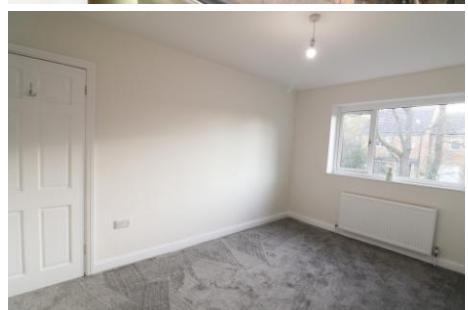
Surrounded by scenic views and green spaces, Simmondley provides a balance between village life and accessibility to larger towns and cities, appealing to those seeking a comfortable residential area within reach of nature.



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## LOUNGE/DINING ROOM

19' 10" x 15' 9" (6.05m x 4.8m) A large, open-plan lounge and dining space with a uPVC double-glazed window to the front elevation offering garden and countryside aspects. Includes a uPVC double-glazed external door leading to the garden, spotlights to the ceiling, two wall-mounted radiators, internal timber door to understairs storage and stairs leading to the first floor accommodation, doorway leading through to the kitchen.

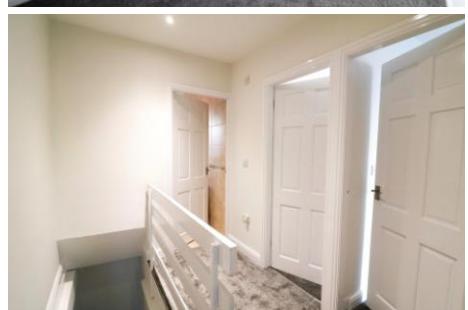


## LANDING

Spacious landing with loft access point, spotlights to the ceiling and internal doors leading to the upstairs accommodation.

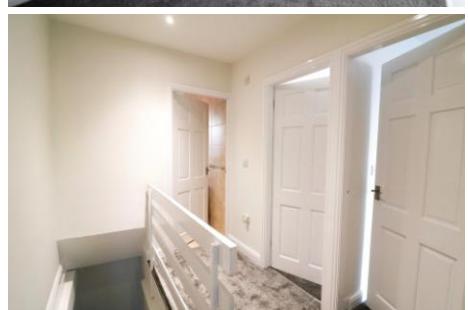
## MAIN BEDROOM

13' 7" x 9' 7" (4.14m x 2.92m) A generous double bedroom with a uPVC double-glazed window to the rear elevation offering far-reaching countryside views, wall-mounted radiator and ceiling light point.



## BEDROOM TWO

13' 6" x 9' 6" (4.11m x 2.9m) A further well-sized double bedroom with a uPVC double-glazed window to the front elevation, ceiling light point, wall-mounted radiator and views over the surrounding countryside.



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## BEDROOM THREE

9' 1" x 6' 0" (2.77m x 1.83m) A versatile third bedroom featuring a uPVC double-glazed window to the front elevation with countryside views, ceiling light point, wall-mounted radiator and a built-in storage cupboard housing the boiler.



## BATHROOM

8' 0" x 6' 1" (2.44m x 1.85m) Stylish family bathroom fitted with a three-piece suite comprising a bath with overhead shower, low-level WC, and wash basin set within a vanity unit providing useful storage. Finished with floor-to-ceiling splashback tiling, extractor fan, uPVC double-glazed window to the front elevation and a wall-mounted chrome towel radiator.



## EXTERNALLY

To the front of the property an enclosed garden with a timber gate leading to a flagged and gravel garden. To the rear a low maintenance, generous outdoor space with timber gate leading to the path to the external garage and parking area.



## DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

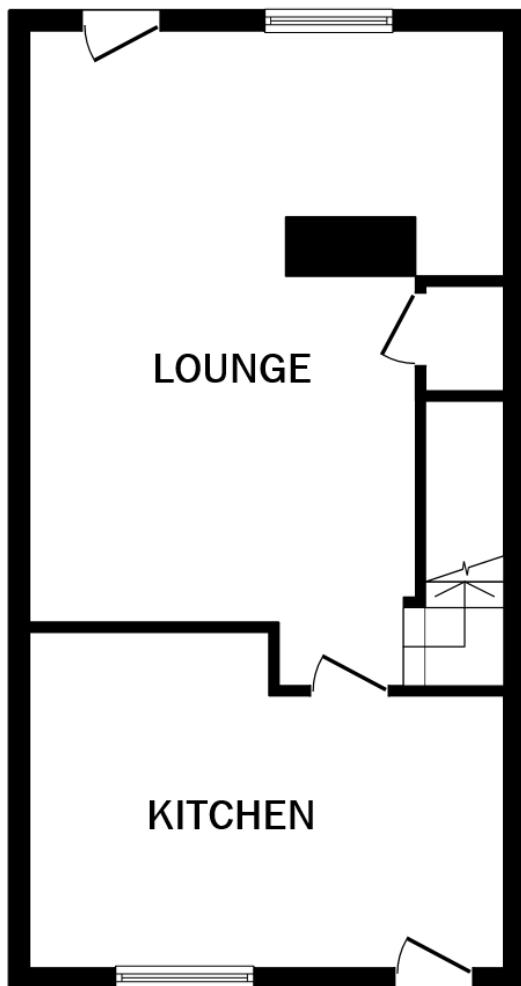
EPC Rate - B

Council Tax Band Rating - High Peak Borough Council

Council - B

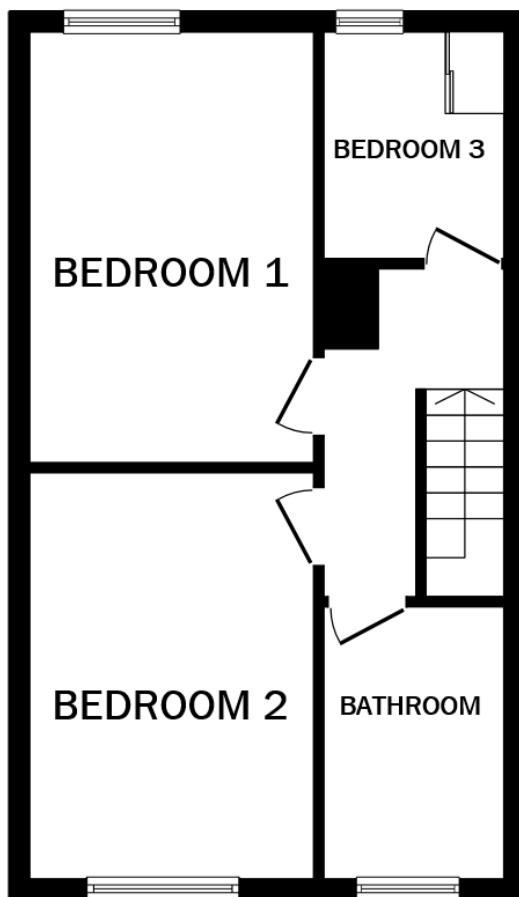
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**Ground Floor**

Floor area 46.3 sq.m. (499 sq.ft.)



**First Floor**

Floor area 41.9 sq.m. (451 sq.ft.)

Total floor area: 88.2 sq.m. (949 sq.ft.)

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