

**4 Chunal Lane Flats, Glossop, Derbyshire, SK13 6JX**



- \*\*\*Ground Floor Apartment\*\*\*
- NO VENDOR CHAIN
- One Bedroom Apartment
- Entrance Vestibule
- Modern Kitchen & Bathroom

- Well Presented Throughout
- Off Road Parking To Rear
- Ideal FTB / Buy to Let Opportunity
- Close to Glossop Town Centre
- Viewing Highly Recommended



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### MAIN DESCRIPTION

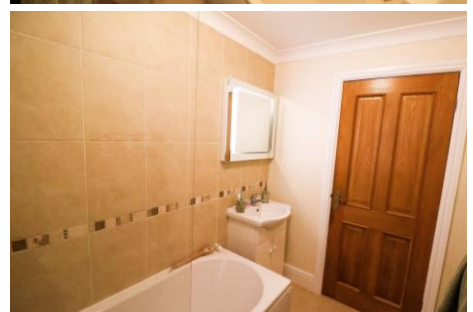
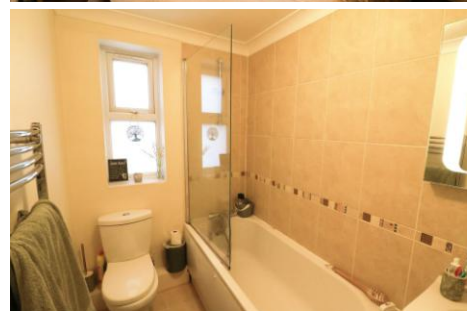
Stepping Stones are delighted to offer for sale this well-presented ground floor apartment situated in a central Glossop location, offering convenient access to local shops, amenities, and transport links. The accommodation comprises a spacious lounge, one double bedroom, a fitted kitchen, and a bathroom. Externally, the property benefits from access to a shared garden and parking to the rear, providing both outdoor space and practicality. Ideal for first-time buyers, downsizers, or investors seeking a well-located and easily maintained home.

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.



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### ENTRANCE VESTIBULE

External uPVC double glazed door and window to front elevation, ceiling light point, storage cupboard for meters.

### LOUNGE

11' 17" x 11' 26" (3.78m x 4.01m) Ceiling light point, wall mounted radiator, uPVC double glazed window to front elevation.

### HALLWAY

Doors leading to internal accommodation, ceiling light point, wall mounted radiator.

### KITCHEN

7' 5" x 5' 8" (2.26m x 1.73m) A mix of high and low level units with splashback tiling and contrasting surfaces, four ring gas hob with electric oven and extractor fan, integrated fridge, dishwasher and microwave, stainless steel double sink with drainer board and mixer taps, uPVC double glazed window to rear elevation with garden aspect, ceiling light point.

### BEDROOM

10' 47" x 8' 38" (4.24m x 3.4m) uPVC double glazed window to rear elevation, ceiling light point, wall mounted radiator.

### BATHROOM

7' 7" x 4' 7" (2.31m x 1.4m) A three-piece suite comprising bath with overhead shower with floor to ceiling tiling, low-level WC, sink unit with storage underneath, ceiling light point, chrome wall mounted towel rail.

### UTILITY ROOM

4' 8" x 2' 3" (1.42m x 0.69m) Space and plumbing for washing machine and undercounter freezer, ceiling light point.



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### STORAGE CUPBOARD

Large under stairs storage cupboard.

### EXTERNALLY

Shared garden to rear and large private car parking area.

### DISCLAIMER

The vendor has advised the following:

Property Tenure – Freehold\*

Service Charge - £70 per month

Annual Service Charge Review Period - Annually

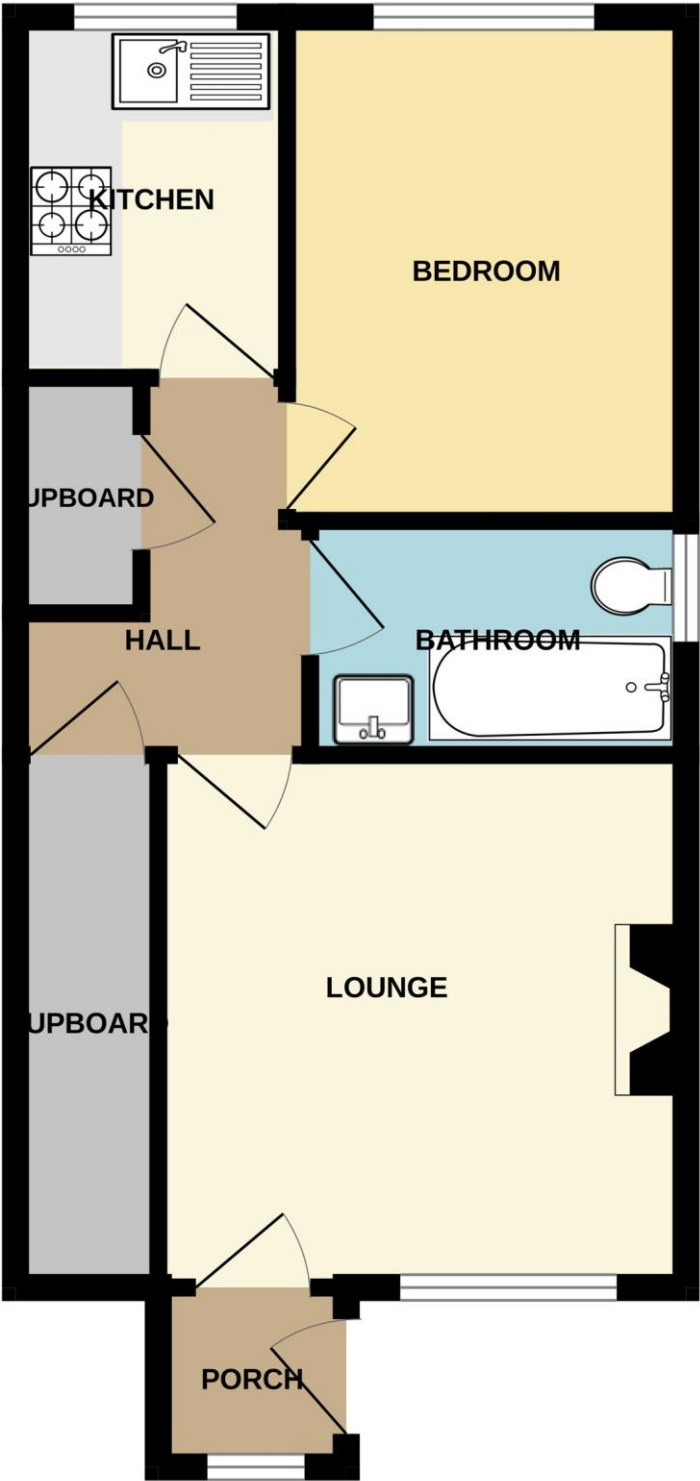
EPC Rate - C

Council Tax Band Rating - A

Council - High Peak Borough Council

\*The property is Leasehold but the owner has a share in the Management Company that owns the Freehold. A share of freehold means you own the leasehold for your specific flat and also hold a share in the freehold of the entire building and land, typically with other flat owners who also have shares. This gives leaseholders more control over management, maintenance, and lease extensions, acting as a middle ground between standard leasehold and outright freehold, often managed via a company or direct joint ownership. The management charge is £70 a month which covers building maintenance, garden maintenance and building insurance. If you should require any further information, please get in touch.

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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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