



STEPPING STONES

SALES AND LETTINGS

Asking Price
£575,000

9 Swallow Fold, Simmondley, Glossop, SK13 6QG



- SIMMONDLEY LOCATION
- Double Fronted Detached Home
- FOUR BEDROOMS
- En-suite to Main Bedroom
- Ground Floor w/c & Utility

- Fabulous Orangery
- Beautiful Spacious Kitchen/Diner
- Three Reception Rooms
- DOUBLE GARAGE & DRIVE
- Large Rear & Side Gardens

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MAIN DESCRIPTION

DESIRABLE SIMMONDLEY LOCATION
Stepping Stones are delighted to offer for sale this spacious detached double fronted family home located within a popular development in Simmondley. The property occupies a sizeable corner plot enjoying a riverside and woodland aspect.



Simmondley is a small village just a short distance from its larger neighbouring town of Glossop and offers local shopping facilities and pre & primary schools.



The internal accommodation is spacious and offers fantastic family accommodation from the Four Bedrooms, Playroom and Spacious Lawned garden, there is office space available, a recent orangery extension and a double garage and driveway for approx. 4 vehicles.



Very well presented throughout the accommodation in brief comprises; Entrance Porch, Entrance Hallway, Formal Lounge, Playroom/Office, Open plan Kitchen/Dining, Orangery, Ground Floor w/c and Utility to the ground floor and FOUR Bedrooms, En-suite to main and Bathroom to the first floor.



The external garden spans the front, side and rear of the property offering privacy and is extremely child and pet friendly.



Viewing is essential



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ENTRANCE PORCH

6' 4" x 4' 3" (1.94m x 1.32m) Entrance door to porch, cornice to ceiling, ceiling light point, wall mounted radiator, built-in shoe store.



ENTRANCE HALLWAY

Stairs to the first floor accommodation, internal doors to the ground floor, wall mounted radiator, cornice to ceiling, ceiling light points.



FORMAL LOUNGE

15' 7" x 12' 8" (4.76m x 3.87m) uPVC double glazed bay window to front elevation with private aspect, fireplace, cornice to ceiling, ceiling light point, TV aerial point, wall mounted radiator.



GROUND FLOOR OFFICE/PLAYROOM

13' 10" x 8' 8" (4.22m x 2.66m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, cornice to ceiling, TV aerial point.



KITCHEN DINER

22' 8" x 9' 10" (6.93m x 3.00m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated dishwasher, sink and draining unit, integrated pull out larder and tall fridge freezer, integrated microwave, freestanding Kenwood Gas five ring oven with oven extractor fan and under cupboard lighting, ceiling spotlights, wine cooler, uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling spotlights, opening to Orangery/snug and door to utility room



UTILITY ROOM

8' 8" x 5' 6" (2.65m x 1.70m) Ceiling light point, washing machine, space for dryer, wall mounted boiler, uPVC double glazed door to the rear elevation, internal door to ground floor w/c.



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GROUND FLOOR W/C

5' 6" x 5' 3" (1.69m x 1.61m) A two piece suite comprising of low-level w/c and corner sink cabinet unit, splashback tiling, uPVC double glazed window to the side elevation, ceiling light point, consumer unit, internal door to under stair storage, wall mounted radiator.



ORANGERY

13' 11" x 11' 4" (4.25m x 3.46m) A lovely inviting room with ceiling spotlights, uPVC double glazed windows and bifold doors providing access to the rear garden with woodland view, wall mounted vertical radiator, TV aerial point.



LANDING

Stairs from the ground to the first floor accommodation, wall mounted radiator, loft access point, Cornice to ceiling, 2 x ceiling light point, uPVC double glazed window to the side elevation with woodland aspect.



MAIN BEDROOM

12' 8" x 12' 6" (3.88m x 3.83m) A generous double bedroom with uPVC double glazed window to the front elevation with far reaching views of the surrounding countryside and private aspect, wall mounted radiator, cornice to ceiling, ceiling light point, internal door to en-suite



EN-SUITE TO MAIN BEDROOM

7' 7" x 5' 0" (2.32m x 1.53m) A three-piece sweet comprising of low-level WC sink cabinet unit and double shower with handheld and rainfall style shower heads extraction fan circular double glaze window to the front elevation floor-to-ceiling splashback tiling, wall mounted chrome heated towel rail. ceiling spotlights.



BEDROOM TWO

12' 7" x 10' 11" (3.86m x 3.35m) A further generous double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



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BEDROOM THREE

11' 3" x 10' 5" (3.43m x 3.19m) A further generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BEDROOM FOUR

8' 8" x 6' 10" (2.65m x 2.09m) A single bedroom/excellent office space with uPVC double glazed window to the rear elevation with woodland aspect and garden view, ceiling light point, wall mounted radiator.



FAMILY BATHROOM

7' 6" x 6' 10" (2.31m x 2.10m) A three-piece suite comprising of low level w/c, wall hung sink cabinet unit and double shower with rainfall and handheld shower heads, floor-to-ceiling, splashback tiling, Wall mounted chrome heated towel rail, shaving point, ceiling spotlights, uPVC double glazed window to the rear elevation.



DOUBLE GARAGE

With up and over vehicular access doors, light point and person side garden access door.



EXTERNAL

FRONT - an attractive approach to this double fronted property with driveway accommodating approx. 4 vehicles front lawn and weather porch. Gated side access to the side and rear garden.

REAR - A very spacious lawned rear garden, fully enclosed with paved seating area enjoying the woodland aspect. Hot and Cold water tap



DISCLAIMER

The vendor has advised the following:

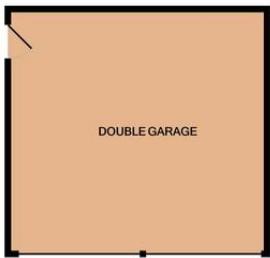
Property Tenure - Leasehold

EPC Rate - C

Council Tax Band Rating - E

Council - High Peak Borough Council





GROUND FLOOR
APPROX. FLOOR
AREA 1196 SQ.FT.
(111.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 666 SQ.FT.
(61.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1862 SQ.FT. (172.9 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 and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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