

40 Scotty Brook Crescent, Shirebrook Park, Glossop SK13 8UG



- SHIREBROOK PARK LOCATION
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Ground Floor w/c & Ensuite Bedroom
- Large Kitchen/Diner & Utility Room
- Spacious Entrance Hallway
- Off Road Parking & Storage Garage
- Private and Fully Enclosed Rear Garden
- Borders Open Countryside

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

Immaculately Presented Detached Family Home, Three Reception Rooms, Four Bedrooms, Main Ensuite & Family Bathroom, Off Road Parking, Storage Garage, Utility Room, Large Kitchen/Diner, Private & Fully Enclosed Rear Garden borders open countryside.

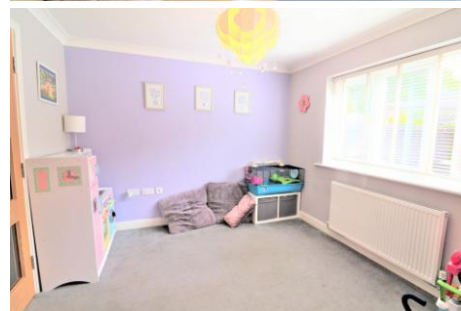
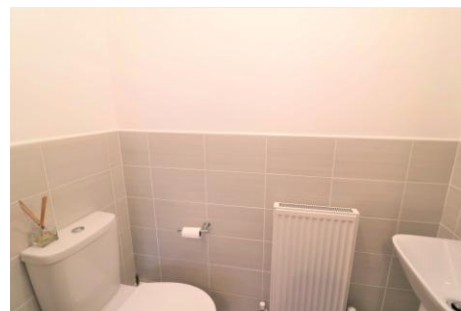
Stepping Stones are delighted to offer for sale this immaculately presented detached family home situated within a desirable position within the sought after Shirebrook Park Development in Glossop.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

This beautiful home offers spacious family living accommodation and has been tastefully decorated and in brief the accommodation comprises; Spacious Entrance Hallway, Ground Floor w/c, Garage Conversation/Office, Large Kitchen/Diner, Utility Room, Playroom/Dining Room and Lounge to the ground floor and Four Bedrooms, En-suite to main and Family Bathroom to the first floor.

Externally there is a storage garage, Off road parking for several vehicles and side access to a great sized family garden with both patio and lawn areas which borders open countryside.

Viewing is highly recommended as we anticipate early interest.



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ENTRANCE HALLWAY

Entrance door to a spacious hallway, ceiling light point, cornice to ceiling, wall mounted radiator, under stair storage cupboard, stairs to the first floor accommodation, internal doors to the ground floor accommodation



RECEPTION 3/GAMES ROOM

A spacious and versatile garage conversion ideal for Games Room, Office, Home Gym or ground floor Bedroom with uPVC double glazed window to the side elevation, cornice to ceiling, ceiling spot lights, wall mounted radiator, TV aerial point, power points.



LOUNGE

14' 8" x 11' 10" (4.47m x 3.61m) A spacious yet cosy lounge with wood burning stove and large uPVC double glazed bay window to the front elevation. TV aerial point, 2 x wall mounted radiators, ceiling light point, internal double doors to second reception.



RECEPTION TWO/DINING ROOM

11' 10" x 9' 10" (3.61m x 3m) This versatile room is an ideal children's TV snug or formal dining room with uPVC double glazed window to the rear elevation with garden aspect. wall mounted radiator, ceiling light point, cornice to ceiling, TV aerial point, internal door to kitchen/diner.



KITCHEN/DINER

22' 4" x 11' 7" (6.81m x 3.53m) A very spacious kitchen / diner with a range of high and low fitted kitchen units with under cupboard lighting, contrasting splash back granite work surfaces and splash back tiling. Integrated eye level electric oven and grill, integral fridge and dishwasher, induction hob with over hob extractor fan, uPVC double glazed window to the rear elevation with lovely views of the immediate countryside and garden aspect. uPVC double glazed patio doors to the rear garden in the dining area, ceiling spot lights, TV aerial point, internal door to utility room and garage.



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REAR ENTRANCE HALL/UTILITY

7' 4" x 5' 8" (2.24m x 1.73m) Once a utility room this area has now been changed to create the perfect storage and drying area for coats, boots and animals with sink unit, splash back tiling, ceiling light point, extractor fan, uPVC double glazed external door and window to the side elevation, internal door to secondary utility area and integral garage.



LAUNDRY ROOM

8' 6" x 6' 2" (2.59m x 1.88m) The integral garage has been separated to create this laundry/utility room with plumbing for automatic washing machine, space for dryer and tall fridge freezer, wall mounted boiler, ceiling light point, power points, loft access, internal door to storage garage.



STORAGE GARAGE

up and over door, ceiling light point, power points, loft access for further storage



GROUND FLOOR W/C

Two piece suite comprising of a low level w/c and pedestal sink unit. Wall mounted radiator, splash back tiling, ceiling fan, ceiling light point.



LANDING

Stairs from the ground floor, uPVC double glazed window to the front elevation, cornice to ceiling, ceiling light point, storage cupboard, internal doors to the first floor accommodation.



MAIN BEDROOM

14' 11" x 10' 9" (4.55m x 3.28m) A generously sized double bedroom with uPVC double glazed windows x 2 to the front elevation with views of the surrounding countryside. Fitted mirrored wardrobes to one wall, wall mounted radiator, ceiling light point, internal door to en-suite shower room.



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ENSUITE

8' 3" x 4' 8" (2.51m x 1.42m) A three piece suite comprising of a closed coupled w/c and sink cabinet unit and double shower cubical. Wall mounted heated towel rail, ceiling spot lights, ceiling fan light, uPVC double glazed window to the side elevation.



BEDROOM TWO

10' 9" x 8' 11" (3.28m x 2.72m) A further double bedroom with uPVC double glazed window to the rear elevation with stunning countryside views and garden aspect. Ceiling light point, cornice to ceiling, wall mounted radiator



BEDROOM THREE

10' 9" x 8' 9" (3.28m x 2.67m) A further double bedroom with uPVC double glazed window to the front elevation, ceiling light point, cornice to ceiling, wall mounted radiator.



BEDROOM FOUR

8' 4" x 8' 3" (2.54m x 2.51m) uPVC double glazed window to the rear elevation with stunning views of the surrounding countryside and garden aspect, fitted wardrobe, ceiling light point, cornice to ceiling, wall mounted radiator, loft access.



FAMILY BATHROOM

A three piece suite comprising of a close coupled w/c and sink cabinet unit and bath with over bath shower. Splash back tiling, extraction fan, ceiling spot lights, wall mounted radiator, uPVC double glazed window to the rear elevation

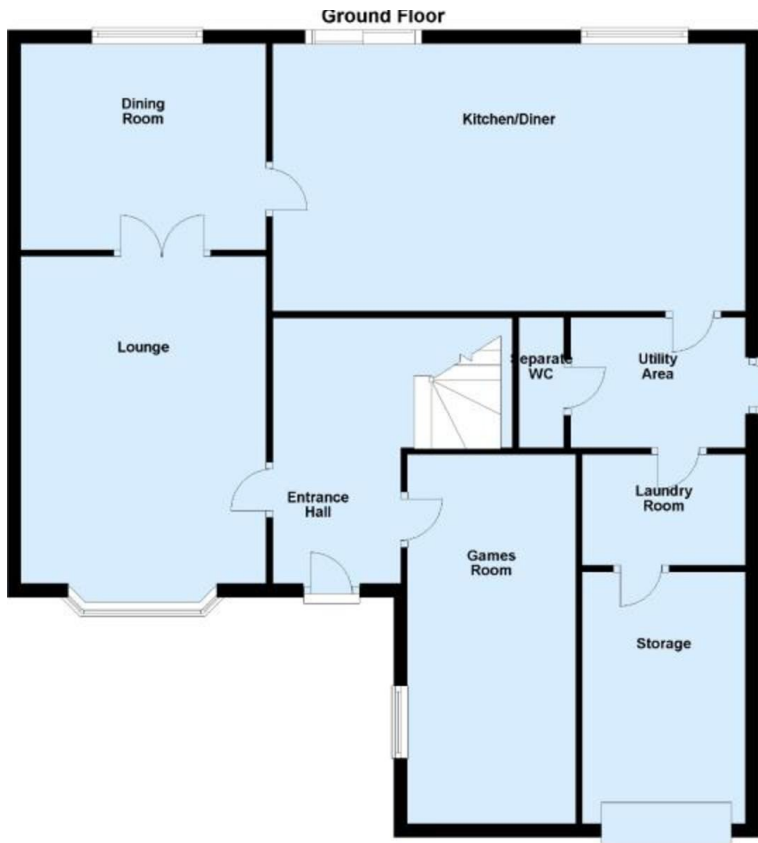


EXTERNAL

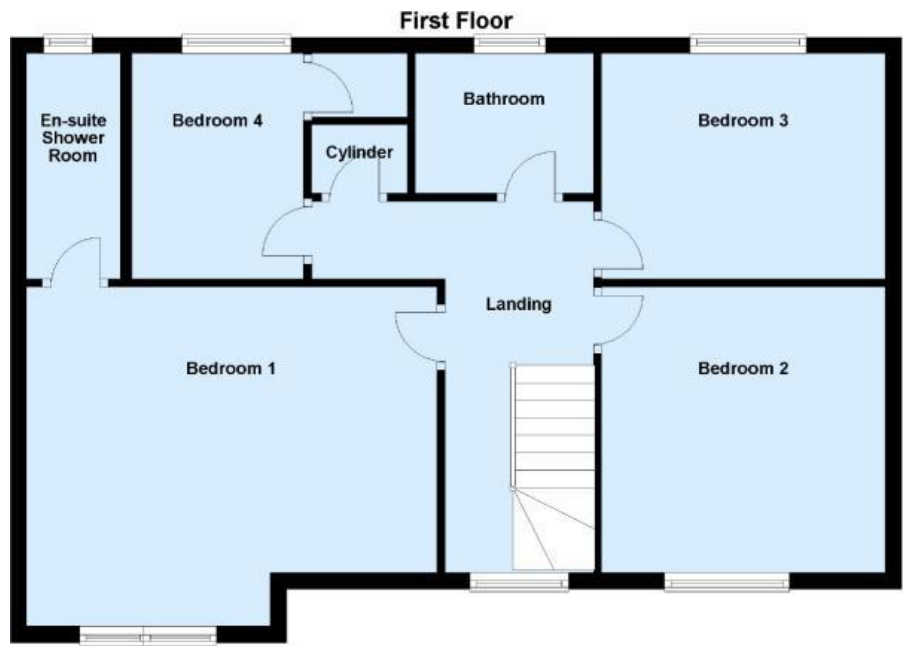
FRONT - Off road parking for two vehicles and front lawned garden, side access to the rear.

REAR - A low maintenance and well maintained private and spacious rear garden with lower patio area, astro turfed lawn, tiered flowerbeds and raised sun patio. South Facing bordering open countryside.





Tenure - Leasehold
 Annual Ground Rent - £330.00 per annum
 Annual Ground Rent Term - 999 years from date of build
 Council Tax Band - E
 EPC Rate - C



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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
 Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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