

**12 Highbank, Tintwistle, Glossop, Derbyshire, SK13 1LP**



- VILLAGE & CUL-DE-SAC LOCATION
- Entrance Porch & Lounge
- True Kitchen/Diner
- Two DOUBLE Bedrooms
- Private Front & Rear Gardens
- Driveway for approx. 3 Vehicles
- Close to Schools and Park
- Far Reaching Countryside views
- Close to Reservoir & Stunning Walks
- Close Proximity to M60 Motorway Networks

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## MAIN DESCRIPTION

### \*\*\*VILLAGE & CUL-DE-SAC LOCATION\*\*\*

Stepping Stones are delighted to offer for sale this modern end mews situated within a cul-de-sac location within the desirable traditional Tintwistle Village.

The village of Tintwistle offers a variety of local amenities, including a primary school, playground, convenience store/post office/newsagents, Pixie Bakes café & bakery, and the wonderful Bulls Head Country Pub, with its home-cooked food and open fires. The property is also in close proximity to reservoirs and beautifully scenic countryside, with numerous doorstep walks. The villages of Hollingworth and Hadfield are just a short drive away, and the nearby town of Glossop provides further amenities.

This is an ideal opportunity for those buyers looking to downsize from a larger property or the first time buyer. The current vendors have really enjoyed living at Highbank and are only selling as their family has doubled since they purchased it. The internal accommodation in brief comprises; Spacious Entrance Porch, Lounge and True Kitchen/Diner to the ground floor and to the first floor are Two Double Bedrooms and a family Bathroom.

The property enjoys countryside views to the front, both front & rear private gardens and a private driveway for approx. 3 vehicles and use of a communal carpark at the end of the cul-de-sac.





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## ENTRANCE PORCH

uPVC double glazed entrance door to porch, consumer unit, ceiling light point, internal door to lounge.

## LOUNGE

14' 8" x 12' 6" (4.47m x 3.81m) A generous sized lounge with uPVC double glazed window to the front elevation with countryside views, wall-mounted radiator, ceiling light point, stairs to the first floor accommodation, internal door through to kitchen diner.

## KITCHEN/DINER

12' 6" x 10' 1" (3.81m x 3.07m) A generous sized kitchen/diner with a range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, uPVC double glazed window and external door to garden, plumbing for automatic washing machine, integrated electric oven and four ring gas hob with over hob extractor fan, sink draining unit with mixer tap, ceiling light point, space for tall fridge freezer.

## LANDING

Stairs from the ground to the first floor, ceiling light point, loft access point, internal doors to the first floor accommodation.

## MAIN BEDROOM

12' 6" x 11' 6" (3.81m x 3.51m) A generous double bedroom with uPVC double glazed window to the front elevation with far reaching countryside views, fitted wardrobes, storage closet, ceiling light point, wall mounted radiator, ceiling light point, wall mounted radiator.

## BEDROOM TWO

10' 3" x 7' 4" (3.12m x 2.24m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



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## BATHROOM

7' 0" x 5' 0" (2.13m x 1.52m) A three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath shower, splashback tiling, extraction fan, ceiling light point, wall mounted radiator, uPVC double glazed window to the rear elevation.

## EXTERNALLY

The property enjoys countryside views to the front, both front & rear private gardens and a private driveway for approx. 3 vehicles and use of a communal carpark at the end of the cul-de-sac.

## DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £125

Leasehold Term - 999 years

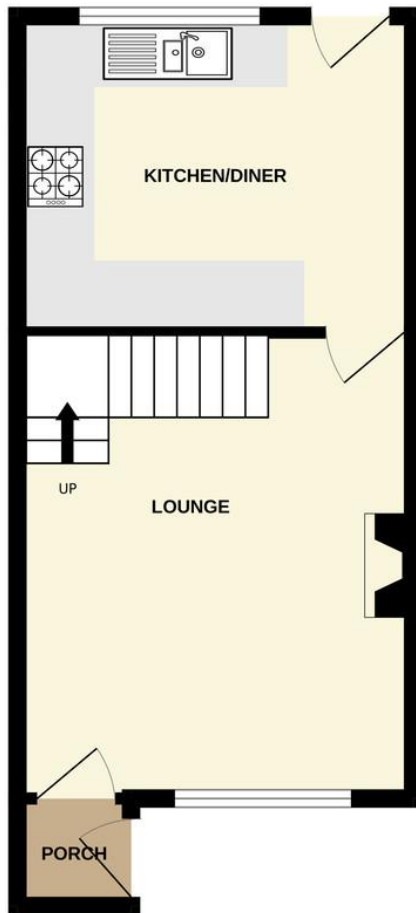
Council Tax Band - awaiting

EPC Rate - D

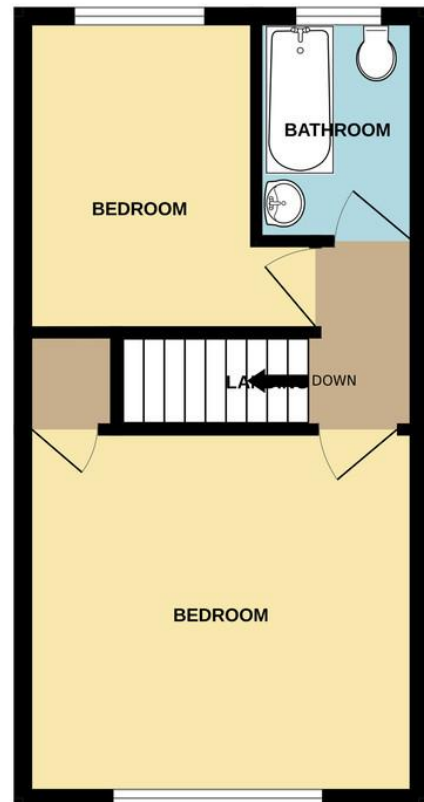
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GROUND FLOOR



1ST FLOOR



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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#### 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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