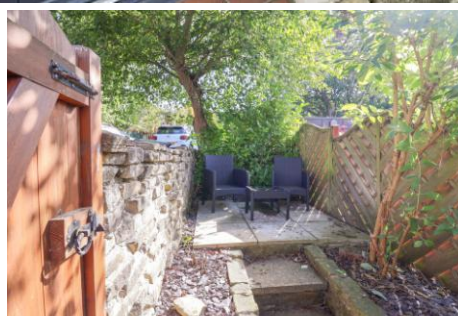


**37 Charlestown Road, Glossop, Derbyshire, SK13 8JN**



- FREEHOLD
- End Stone Cottage
- Two DOUBLE Bedrooms
- Lounge & Kitchen
- Spacious Utility Room
- Shower Room
- Private Rear Courtyard Garden
- Close Proximity to Glossop Town
- Ideal First Home
- Ideal Downsizing Home

# 37 Charlestown Road, Glossop, Derbyshire, SK13 8JN

## MAIN DESCRIPTION

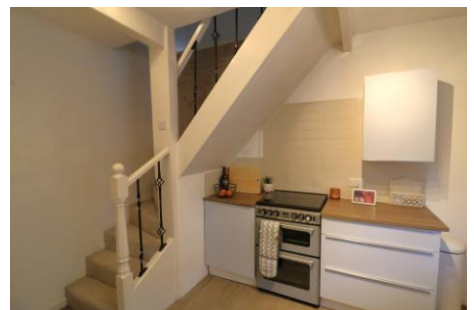
### \*\*\*FREEHOLD\*\*\*

Stepping Stones are delighted to offer for sale this extended End Stone Cottage situated just a short distance from Glossop Town Center.

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 lovely home is tastefully decorated and well presented and would make the perfect first home or downsizing property; the internal accommodation in brief comprises; Lounge, Kitchen, Rear Hallway and Utility Room to the ground floor and Two DOUBLE Bedrooms and stylish Shower Room to the first floor.

Externally the property enjoys a walled and gated private courtyard style garden to the rear.





# 37 Charlestown Road, Glossop, Derbyshire, SK13 8JN

## LOUNGE

14' 0" x 13' 5" (4.27m x 4.09m) narrowing to 10.7 Entrance door to lounge with uPVC double glazed window to the front elevation, meter point cupboard, beams to ceiling, ceiling spotlights, wall mounted radiator, electric fire and fire surround, wall mounted TV aerial point, 2 x wall light points, internal door through to kitchen.



## KITCHEN

10' 0" x 9' 9" (3.05m x 2.97m) A range of high and low fitted kitchen units with contrasting work-surfaces and splash-back tiling, wall mounted radiator, space for gas oven, turn stair to the first floor accommodation, wall mounted boiler, internal door to entrance hallway.



## SIDE HALLWAY

External door to the side elevation, wall mounted radiator, internal door through to utility room.



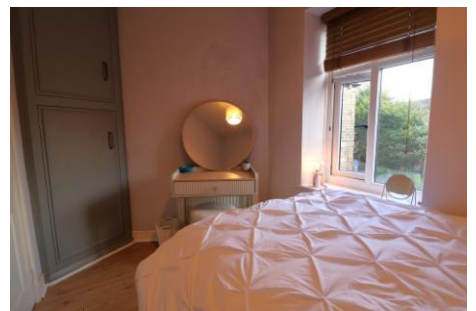
## UTILITY ROOM

12' 0" x 6' 3" (3.66m x 1.91m) A generous extension housing the utility facilities with ceiling light point, Velux style window, washing machine, space for condensing dryer, power and light points, wall mounted radiator, external door to the rear courtyard style garden.



## MAIN BEDROOM

13' 6" x 8' 0" (4.11m x 2.44m) narrowing to 10.0 A double bedroom with uPVC double glazed window to the front elevation, fitted wardrobe to one wall, wall mounted radiator, ceiling light point, wall mounted TV aerial point.



## BEDROOM TWO

10' 8" x 6' 5" (3.25m x 1.96m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, storage cupboard.



# 37 Charlestown Road, Glossop, Derbyshire, SK13 8JN

## BATHROOM

9' 0" x 5' 0" (2.74m x 1.52m) A three-piece suite comprising; WC; sink cabinet unit with mixer tap and double shower with handheld and rainfall showerheads wall mounted chrome heated towel rail window to side elevation, ceiling spotlights.

## EXTERNAL

To the rear is a walled and gated private courtyard garden.

## DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - E

Council Tax Band Rating - A

Council - High Peak Borough Council

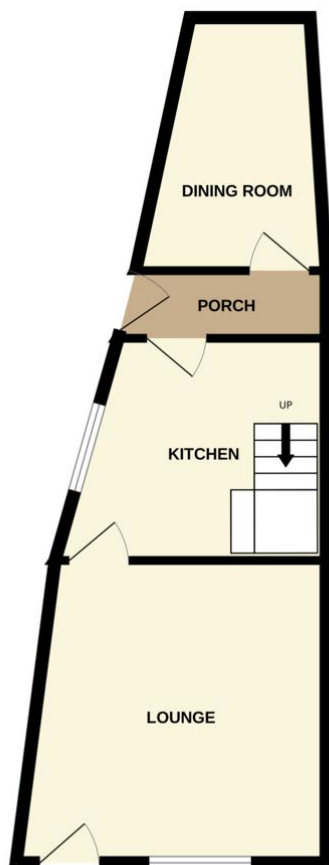


**37 Charlestown Road, Glossop, Derbyshire, SK13 8JN**

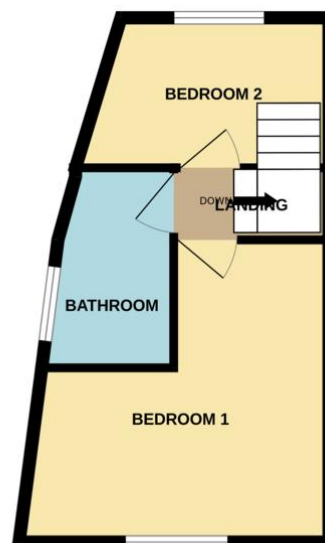
---

%

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.  
Made with Metropix ©2024

**Agents Disclaimer:** Stepping Stones Asset Management Ltd, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stepping Stones Asset Management Ltd have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

**Purchaser information** -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

**Third Party Referral Arrangements** - Stepping Stones Asset Management may have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent may receive referral commission from the third-party companies. Details are available upon request.