

SALES AND LETTINGS

**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

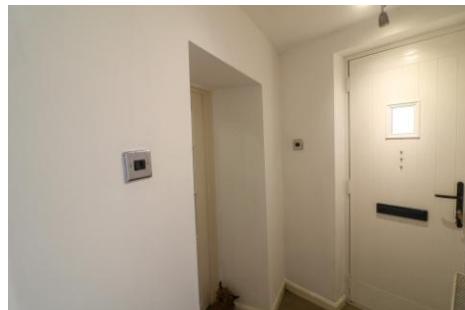
### \*\*\*FREEHOLD\*\*\*

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.



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## 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.



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## 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

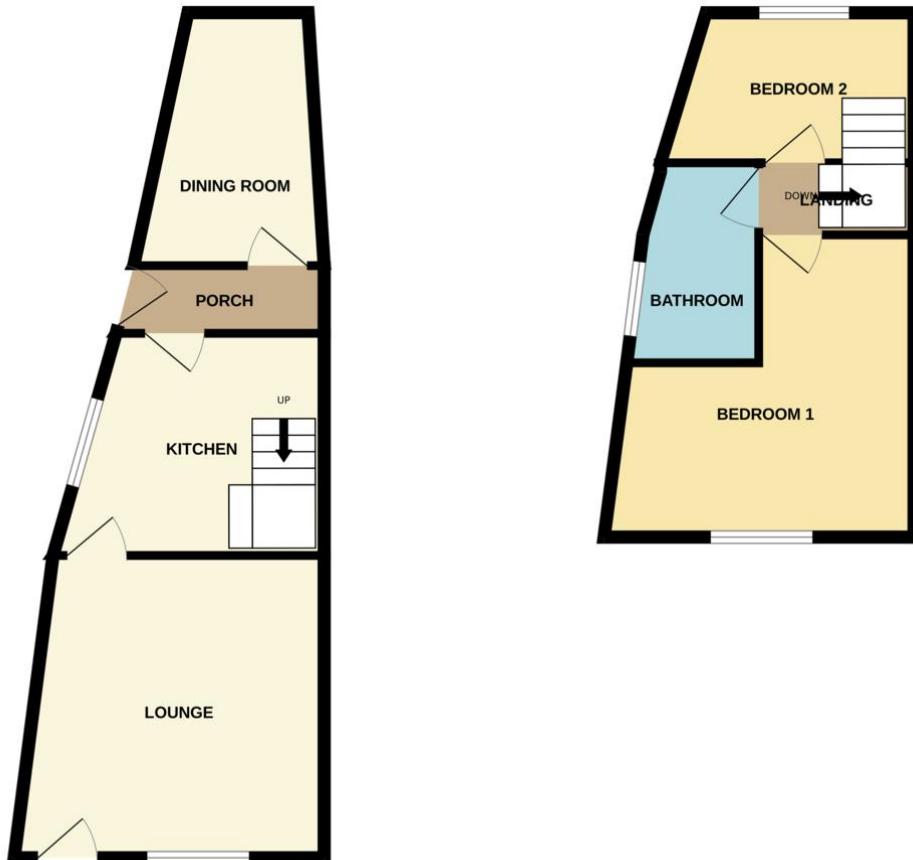
Council Tax Band Rating - A

Council - High Peak Borough Council

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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 guarantee is given that any measurements or descriptions are exact. The floor 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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