

21 Shepley Street, Old Glossop, Glossop, Derbyshire, SK13 7RZ



- Immaculate Throughout
- Old Glossop Village Location
- Stunning Riverside Location
- Modern End Stone Cottage
- Two DOUBLE Bedrooms

- En-Suite
- Ground Floor w/c
- Two Parking Spaces
- Private Rear Enclosed Garden
- Pretty Railed and Gated Forecourt.

21 Shepley Street, Old Glossop, Glossop, Derbyshire, SK13 7RZ

MAIN DESCRIPTION

HISTORIC OLD GLOSSOP VILLAGE LOCATION

Stepping Stones are delighted to offer for sale this newly built stone property situated within this desirable Old Glossop Development at the foot of spectacular open countryside and doorstep walks.

Renowned as the Gateway to the Peaks, this characterful village boasts a village pub, a pretty square surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop offers a good selection of shops, restaurants and pubs together with an 18-hole golf course and direct rail link into Manchester City Center along with numerous doorstep scenic walks.

This lovely home built in 2017 carries an excellent EPC Rating B, it is tastefully decorated throughout with spacious living accommodation which in brief comprises; Entrance Hallway, Ground Floor w/c, Kitchen and Lounge / Diner and Orangery to the ground floor and TWO DOUBLE Bedrooms, En-suite and Family Bathroom to the first floor.

Externally there are low maintenance gardens to both the front and the rear enjoying a riverside aspect and two private parking bays to the rear.

This is the ideal home for those looking to be close to Glossop Town Centre and especially those who enjoy the outdoors as there are many doorstep walks to explore along with country pubs serving home cooked food.



21 Shepley Street, Old Glossop, Glossop, Derbyshire, SK13 7RZ

ENTRANCE HALL

External door to hallway with ceiling light point, wall mounted radiator, internal doors to the ground floor Accommodation.

GROUND FLOOR W/C

5' 4" x 5' 0" (1.63m x 1.52m) A spacious w/c with a two piece suite comprising of pedestal sink unit, wall mounted chrome heated towel rail, ceiling spotlights, splash-back tiling.

KITCHEN/DINER

9' 5" x 9' 4" (2.87m x 2.84m) A range of high and low fitted kitchen units with contrasting splash-back work-surfaces, sash window to the front elevation, boiler housing cupboard, stainless steel sink and drainer unit, under cupboard lighting, four ring gas hob with over hob extractor fan and integrated electric oven, integrated tall fridge freezer, integrated full size dishwasher and integrated washer, wall mounted radiator, internal door to the ground floor accommodation.

LOUNGE

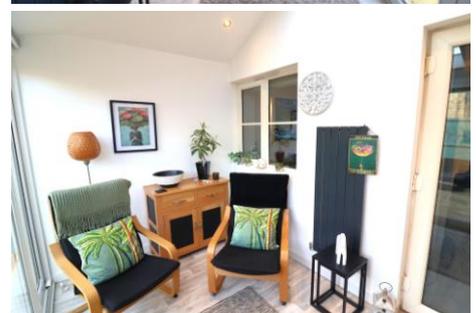
16' 7" x 14' 8" (5.05m x 4.47m) A spacious and inviting lounge diner with uPVC double glazed window and patio doors providing access to the rear garden, ceiling light point, wall mounted radiator x 2, under stair storage cupboard, TV aerial point, stairs to the first floor accommodation.

ORANGERY

11' 0" x 6' 5" (3.35m x 1.96m) A new addition to the back of house is this fabulous garden orangery with sliding patio doors with fitted thermal blinds, wall mounted radiator, and Power Points

LANDING

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



21 Shepley Street, Old Glossop, Glossop, Derbyshire, SK13 7RZ

MAIN BEDROOM

11' 64" x 11' 3" (4.98m x 3.43m) A double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, internal doors to storage cupboard and En-suite, TV aerial point.



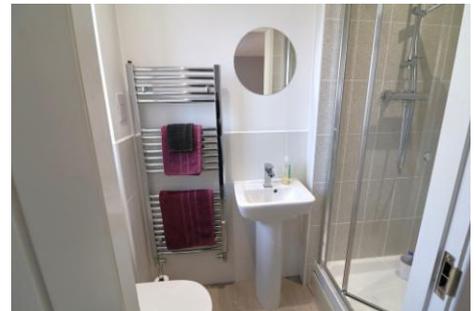
EN-SUITE

4' 7" x 3' 2" (1.4m x 0.97m) A three-piece suite comprising off low-level w/c, pedestal sink unit and shower cubicle, splash-back tiling, wall mounted chrome heated towel rail, extraction fan, uPVC double glazed window to the rear elevation, shaving point, ceiling spotlights.



BEDROOM TWO

14' 8" x 7' 8" (4.47m x 2.34m) A further double bedroom with the 2 x sash windows to the front elevation with country and riverside views, wall mounted radiator, ceiling light point.



BATHROOM

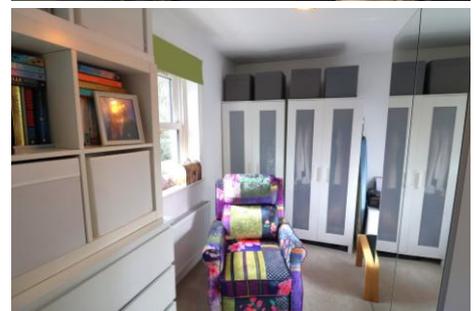
6' 6" x 6' 6" (1.98m x 1.98m) A three-piece suite comprising of closed coupled w/c and sink unit and bath with over bath shower, splash-back tiling, wall mounted chrome heated towel rail, ceiling spotlights, sash window to the front elevation.



EXTERNAL

FRONT - A pretty forecourt garden fully enclosed with attractive railing enjoying a riverside view.

REAR - A private rear paved garden with border planting, fully enclosed with rear gate providing access to two allocated and private parking bays.



PARKING

2 x private parking bays to the rear



21 Shepley Street, Old Glossop, Glossop, Derbyshire, SK13 7RZ

DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent - £150.00 per annum

Leasehold Term - 990 years remaining

Service Charge - £80.00 per annum

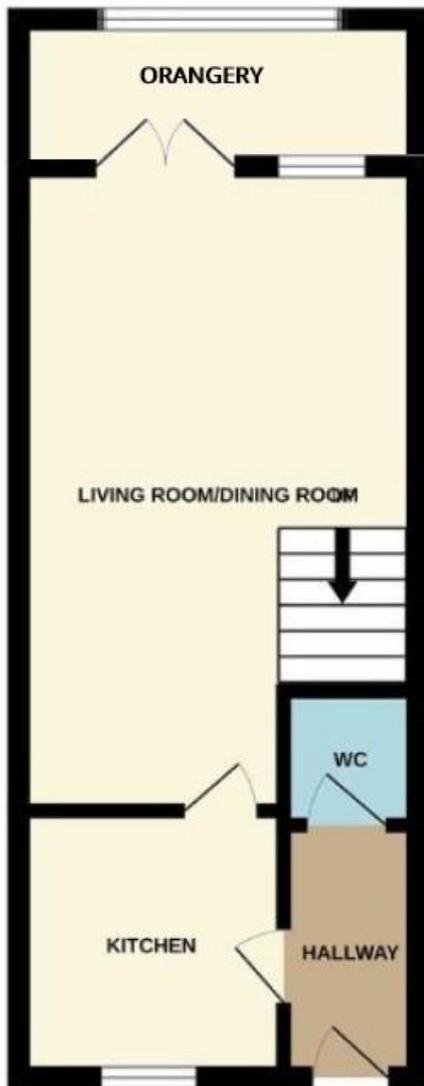
EPC Rate - B

Council Tax Band Rating - C

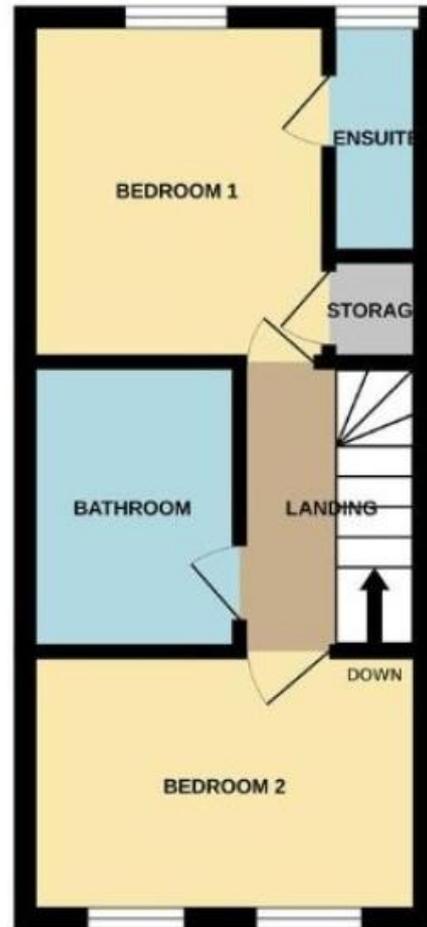
Council - High Peak Borough Council



GROUND FLOOR



FIRST FLOOR



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.