

**2 Sumner Street, Glossop, Derbyshire, SK13 8DP**



- NO VENDOR CHAIN
- Semi Detached Stone Property
- FULLY Renovated Throughout
- High Quality Fixtures and Fittings
- Beautifully Decorated Throughout
- Lounge with Wood Burner
- True Kitchen/Diner
- Two DOUBLE Bedrooms
- Stunning Family Bathroom
- Private Forecourt & Rear Gardens

## 2 Sumner Street, Glossop, Derbyshire, SK13 8DP

### MAIN DESCRIPTION

#### \*\*\*NO VENDOR CHAIN\*\*\*

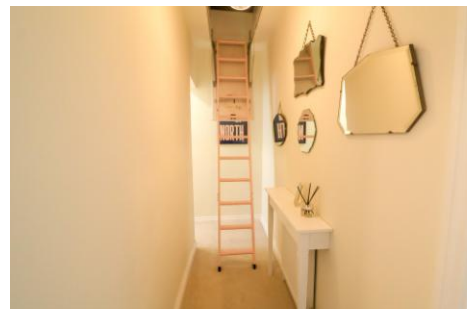
Stepping Stones are delighted to offer for sale this beautifully presented Stone Semi Detached property situated within a desirable location just a short distance from Glossop Town Centre.

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 9-hole golf course.

This stunning property has undergone a full refurbishment to a very high quality and has been tastefully decorated throughout to create this wonderful 'Turn Key' home which in brief comprises; Lounge and Kitchen/Diner to the ground floor and Two Double Bedrooms and Stunning Bathroom to the first floor.

Externally there is a walled and gated pretty forecourt garden and to the rear is a Mediterranean style private courtyard garden with seating pergola.

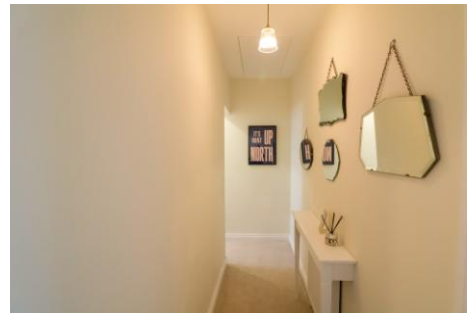
Viewing is highly recommended as we anticipate early interest.



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### LOUNGE

13' 5" x 13' 3" (4.09m x 4.04m) External door to lounge with uPVC double glazed sash window to the front elevation with window shutter, wall-mounted radiator, meter point cupboard, ceiling light point, wood burning stove, Oak Flooring, internal door through to kitchen diner.



### KITCHEN/DINER

10' 4" x 13' 4" (3.15m x 4.06m) A spacious kitchen diner with a comprehensive range of high and low fitting kitchen units with quartz work surfaces with upstands, Belfast sink with mixer, tap, integrated slimline dishwasher, plumbing for automatic washing machine, integrated wine fridge, electric oven and four ring gas hob with over hob extractor fan, under stair storage area, recess lighting, designer wall mounted radiator, uPVC double glazed window to the rear elevation with garden aspect and uPVC double glazed full glass door providing access to the rear garden.



### LANDING

Stairs from the ground to the first floor, wall mounted radiator, ceiling light point x 2 loft access with pull down ladders, internal doors to the first floor accommodation.



### MAIN BEDROOM

13' 6" x 10' 5" (4.11m x 3.18m) A generous double bedroom with two x uPVC double glazed windows to the front elevation, feature panel wall, ceiling light point, wall mounted radiator.



### BEDROOM TWO

10' 3" x 8' 3" (3.12m x 2.51m) A further double bedroom with uPVC double glazed window to the rear elevation with fitted window shutter and garden aspect with far reaching countryside views, wall mounted radiator, feature panel wall, ceiling light point.



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### BATHROOM

10' 5" x 4' 9" (3.18m x 1.45m) A stunning bathroom with brass accent with three-piece suite comprising; low level WC, wall hung sink draw unit with mixer tap and over sink mirror and bath with over bath shower, wall mounted towel rail, floor to ceiling splash back tiling, extraction fan, recess lighting, uPVC double glazed window to the rear elevation, laundry cupboard on landing.

### LOFT

Floor boarded and plaster boarded walls & ceiling loft with power and lighting, LVT laminate floor, pull down ladders, access to combination boiler.

### EXTERNAL

A walled and gated pretty forecourt garden and to the rear is a Mediterranean style private courtyard garden with seating pergola.

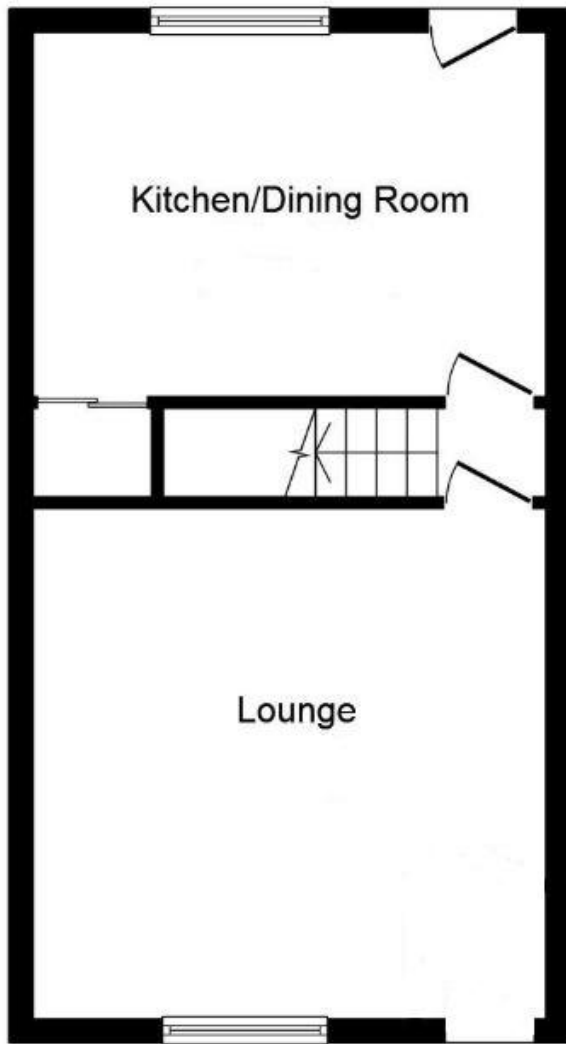
### DISCLAIMER

Tenure -  
Annual Ground Rent  
Leasehold Term  
Service Charge  
Annual Service Charge Review Period  
Council Tax Band  
EPC Rate

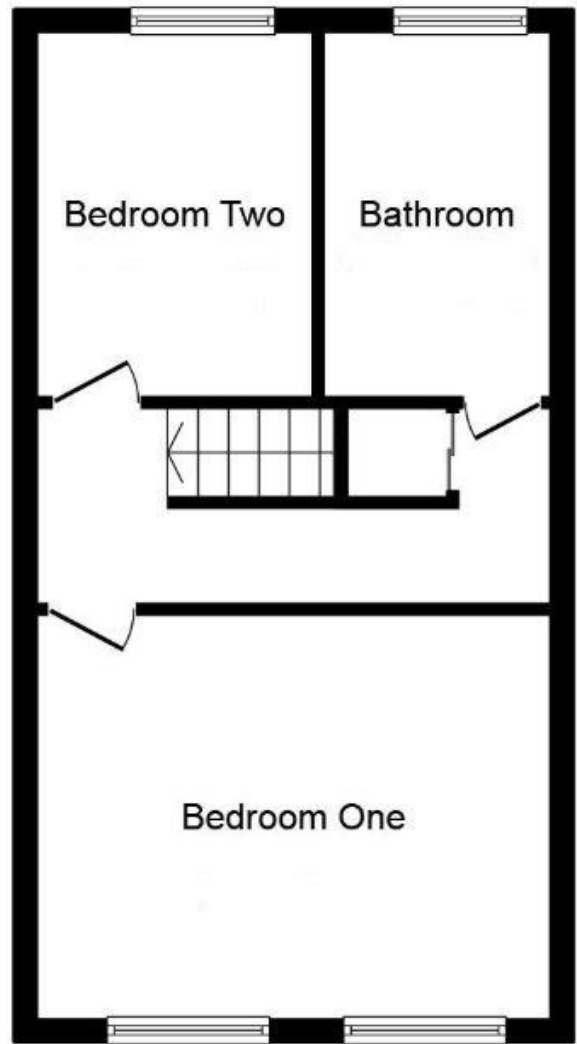


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**Ground Floor**



**First Floor**

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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.