



7 Beech Avenue, Simmondley

£260,000 Freehold

FREEHOLD • Stylishly decorated throughout • Two Double Bedrooms • Kitchen Diner Area • Log Burner in Lounge
• Countryside views from the front elevation • Extensive rear garden with decking & patio dining areas
• Driveway for several vehicles • Easy walking distance to Glossop and Dinting train stations • Close to local Simmondley shops and amenities

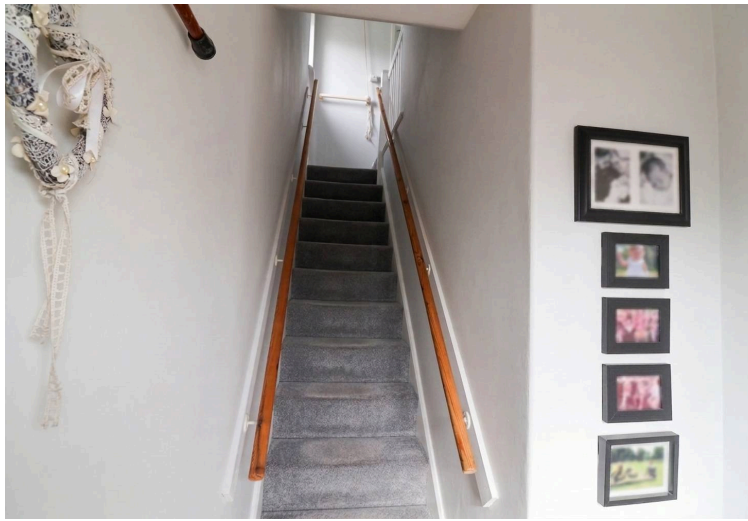


This beautifully presented two-bedroom semi-detached house offers an exceptional opportunity for buyers seeking a stylish and comfortable home in a sought-after location. The property is offered as freehold and has been tastefully decorated throughout, blending modern finishes with homely charm. The welcoming lounge features a cosy log burner, creating a warm focal point for relaxing evenings, while the spacious kitchen diner area provides a fantastic setting for both every-day living and entertaining guests. Both bedrooms are generous doubles, ensuring ample space for family or visiting guests. The front elevation benefits from picturesque countryside views, adding to the tranquil ambience of the property. Practicality is further enhanced by a large driveway to the front, providing off-road parking for several vehicles. The home is conveniently situated within easy walking distance of both Glossop and Dinting train stations, making commuting straightforward, and is also close to the local Simmondley shops and a range of amenities.

To the rear, the property boasts an extensive and beautifully landscaped garden that has been lovingly maintained to create a stunning outdoor retreat. Mature trees, well-stocked flower and shrub borders, and ornamental planting provide a sense of privacy and year-round interest. A raised decked seating area and a separate patio offer versatile spaces for outdoor dining, entertaining, or simply relaxing with family and friends. The garden is surrounded by mature greenery, offering a peaceful backdrop and a wonderful extension of the indoor living space. Whether you are an enthusiastic gardener or simply enjoy spending time outdoors, this delightful garden is sure to impress. The large, gravelled driveway to the front of the property ensures ample parking for residents and visitors alike, making this home as practical as it is attractive. This property is a rare find, combining stylish interiors with exceptional outside space in a prime location.

Council Tax band: B

Tenure: Freehold



ENTRANCE HALLWAY

Stairs leading to first floor accommodation, ceiling light point, wall mounted radiator,

LOUNGE

12' 5" x 11' 8" (3.78m x 3.56m)

uPVC double glazed window to the front elevation, wall mounted radiator, spotlights to ceiling, attractive log burner installed in the chimney breast.

KITCHEN/DINER

14' 10" x 7' 6" (4.53m x 2.29m)

A mix of high and low-level units with contrasting work surfaces and splashback tiling, two uPVC double glazed window and uPVC double glazed door to rear elevation with garden aspect and access, ceiling light point, wall mounted radiator, four ring gas hob and oven with extractor fan, sink with draining board and mixer tap, space and plumbing for washing machine, integrated tall fridge freezer, spacious dining area with views to the garden.

LANDING

uPVC double glazed window to side elevation, ceiling light point, loft access point.

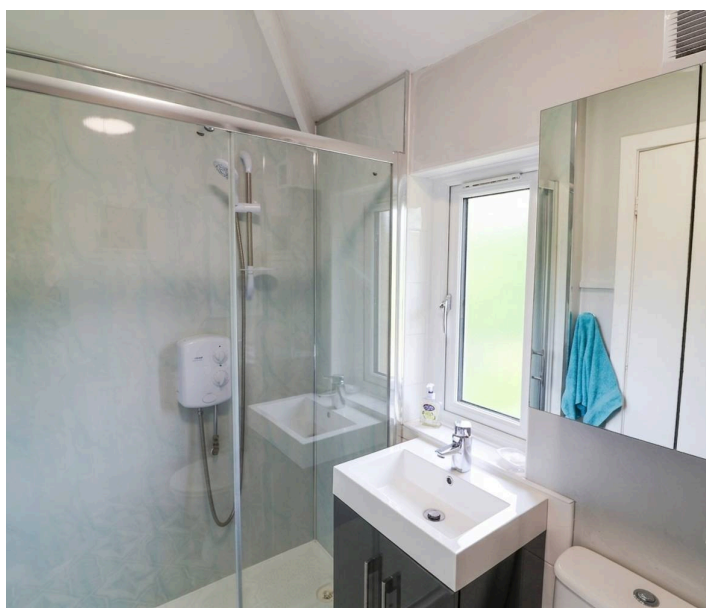
MAIN BEDROOM

12' 8" x 9' 6" (3.87m x 2.89m)

Two uPVC double glazed windows to the front elevation with far reaching countryside views, wall mounted radiator, ceiling light point, fitted wardrobes.

BEDROOM TWO





ENTRANCE HALLWAY

Stairs leading to first floor accommodation, ceiling light point, wall mounted radiator,

LOUNGE

12' 5" x 11' 8" (3.78m x 3.56m)

uPVC double glazed window to the front elevation, wall mounted radiator, spotlights to ceiling, attractive log burner installed in the chimney breast.

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BEDROOM TWO



GARDEN

A stunning, mature rear garden that has been lovingly maintained, the garden is beautifully landscaped with established trees, well-stocked flower and shrub borders and ornamental planting. A raised decked seating area and separate patio area provides the perfect space for outdoor dining and entertaining. Surrounded by mature greenery, this peaceful outdoor retreat provides a wonderful extension of the living space and a delightful setting to relax and unwind.

