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21 Manor Park Road, Glossop, SK13 7SQ

Offers Over £425,000

Set in a much sought after location overlooking Manor Park, this impressive four bedroom stone built home has so much more to offer than you might first expect. Arranged over three floors, with the added benefit of a large cellar and a mature rear garden, this is a home that offers fantastic space, plenty of character and further potential for someone looking to make it their own.

The property has been extended to the rear, creating a particularly spacious living and kitchen area which really is the heart of the home. Before you get there, the entrance hallway leads through to a separate formal lounge, retaining a traditional feel and offering a lovely space to sit and relax.

The extended living space is a real highlight. Bright and full of character, with Velux windows overhead and windows to the side and rear bringing in plenty of natural light, there's ample room for both lounging and dining. A feature fireplace with inset coal effect gas fire creates a lovely focal point, whilst the kitchen has been updated with modern dove grey shaker style cabinetry and crisp white worktops. A peninsula unit provides a natural divide between the two areas, making this a fantastic space for everyday living as well as entertaining.

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Then there's the location! Overlooking Manor Park, you're quite literally on the doorstep of one of Glossop's lovely green spaces, perfect for a stroll or simply somewhere to enjoy a little fresh air. The historic village of Old Glossop is just a short distance away, with its traditional village feel, the Old Cross and a choice of local pubs.

For those who enjoy getting out and about, open countryside is close at hand, with walks from nearby Mossy Lea leading towards Doctor's Gate and further out onto the surrounding moorland. Glossop town centre is also within easy reach, offering a thriving high street, a good range of shops, cafes and leisure facilities, alongside the recently opened Glossop Market Hall with it's retail arcade and food hall. For commuters, there are good road links to the surrounding towns and business centres, together with a regular rail service into Manchester Piccadilly.

GROUND FLOOR

Hallway
17'1" x 6'0" (5.21m x 1.83m)
Stairs to first floor. Radiator. Door to lounge. Door to kitchen. Access to Cellars.

Lounge
17'1" x 9'4" (5.21m x 2.84m)
Window to front elevation complete with original wooden shutters. Feature cast iron stove. Double radiator. Ceiling light.

Dining Area
15'0" x 15'7" (4.57m x 4.75m)
Window to side elevation. Feature fireplace with inset gas fire. Double radiator. Open plan to:

Kitchen Area
9'10" x 15'8" (3.00m x 4.77m)
Fitted with a modern range of dove grey shaker style base and eye level units. Complementary white worktops and peninsula breakfast bar. One and a half bowl stainless steel sink. Built in double oven and four ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Space for fridge freezer. Windows to side and rear. Velux Windows to ceiling. Door to rear garden.

FIRST FLOOR

Stairs and Landing
17'5" x 6'0" (5.31m x 1.84m)
Double radiator. Doors to all first floor rooms.

Bedroom Two
8'10" x 15'8" (2.70m x 4.77m)
Fitted carpet. Two windows to rear elevation overlooking the rear garden. Two single radiators. Ceiling light.

Bedroom Three
13'8" x 7'9" (4.17m x 2.37m)
Window to front with views over Manor Park. Ceiling light. Radiator. Access to storage cupboard housing combi boiler.

Bedroom Four
5'6" x 7'6" (1.67m x 2.29m)
Window to front with views over Manor Park. Ceiling light. Radiator.

Bathroom
5'10" x 11'8" (1.77m x 3.56m)
Fitted with a white three piece suite comprising panelled bath with mixer taps and mains fed shower over. WC and vanity unit with inset wash hand basin. Vinyl flooring. Radiator. Ceiling light. Window to side elevation.

Stairs to second floor

SECOND FLOOR

Bedroom One
24'5" x 15'3" (7.45m x 4.65m)
A spacious, light filled room featuring a side elevation window, three skylights to front elevation, and two skylights to the rear, allowing plenty of natural light to flood in. The room also benefits from exposed beams, useful eaves storage and two double radiators.

LOWER GROUND FLOOR

Cellar
16'8" x 20'4" (5.07m x 6.20m)

Outside and Gardens
To the rear is a mature, established garden with plenty of planting, creating a lovely degree of privacy. A raised patio provides a secluded spot to sit out and enjoy the summer months, with plenty of scope to put your own stamp on the garden and create a fantastic outdoor space.

Additional Information
Tenure: Leasehold
EPC Rating: TBC
Council Tax Band: C













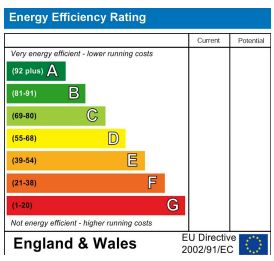


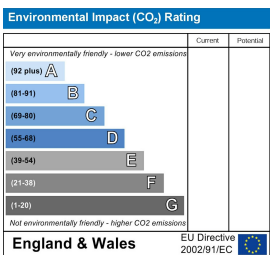


Total area: approx. 175.0 sq. metres (1884.1 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.





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