



30 Simmondley Lane, Glossop

£279,950 Leasehold

End Stone Cottage • High Ceilings and Generous Room Sizes • Kitchen/Diner • Two Bedrooms + Loft Bedroom • Family Bathroom • Private Rear Garden • Option to rent additional garden plot • Forecourt Garden • Close to Glossop Town Centre • Desirable Simmondley Location



MORE INFORMATION TO FOLLOW - VIEWINGS COMMENCE END OF MAY - CALL TO REGISTER YOUR INTEREST

CHAIN FREE

Located in the highly sought-after area of Simmondley, this well-presented end-terrace home at Simmondley Lane offers a fantastic opportunity for first-time buyers, small families, or those looking to upsize into a popular residential setting.

The property features a comfortable lounge and a spacious kitchen/diner, ideal for both everyday living and entertaining. To the upper floors are two well-proportioned bedrooms, complemented by a versatile loft bedroom, providing flexible accommodation to suit a range of needs, along with a family bathroom.

Externally, the home benefits from a forecourt garden to the front and a private enclosed garden to the rear, perfect for relaxing or outdoor dining. Additionally, there is the option to rent a further garden plot located just beyond the private rear garden, offering extra outdoor space for gardening enthusiasts or families.

Ideally positioned close to Glossop town centre, the property enjoys easy access to a wide range of local amenities, including shops, well-regarded schools, and transport links, making it a convenient and desirable place to live.

This is a great opportunity to acquire a charming home in a popular location with excellent potential.

Council Tax band: A

Tenure: Leasehold



Lounge

13' 5" x 13' 7" (4.08m x 4.13m)

A generous sized lounge with high ceilings and uPVC double-glazed windows and door to the front elevation, meter point cupboard, wall mounted radiator, internal door to kitchen/diner.

Kitchen/Diner

10' 2" x 10' 11" (3.09m x 3.32m)

A range of high and low fitted kitchen units with contrasting splashback work surfaces, integrated electric oven and four-ring gas hob, over-hob extractor fan, ceiling light point, wall-mounted radiator, under-stair storage cupboard, uPVC double-glazed window to the rear elevation and external door to rear vestibule.

Landing

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation, and an internal door to the second floor.

Main Bedroom

A double bedroom with two uPVC double-glazed windows to the front elevation, a wall-mounted radiator, and a ceiling light point.

Bedroom 2

uPVC double-glazed window to the rear elevation with open aspect and garden view, wall-mounted radiator, and ceiling light.

Bathroom

A three-piece suite comprising: low-level WC, wall-hung





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GARDEN

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You can include any text here. The text can be modified upon generating your brochure.