



## 15 Arundel Grange, Glossop

£295,000 Leasehold

Semi Detached Family Home • Three Bedrooms • Driveway for approx 2 vehicles • Entrance Vestibule • Spacious Lounge with Bay Window • KITCHEN/DINER • Cul-de-sac position • Desirable Simmondley Location • Private Rear Garden • Countryside Views



\*\*\*CHAIN FREE\*\*\*

Situated in the highly sought-after Simmondley area, this impressive three-bedroom semi-detached family home offers a wonderful opportunity for those seeking a spacious and well-presented property in a peaceful cul-de-sac position.

Upon entering, you are greeted by a welcoming entrance vestibule that leads into a generously proportioned lounge, featuring a bay window that allows natural light to flood the space and creates an inviting atmosphere for relaxing or entertaining guests. The modern kitchen/diner provides ample room for both cooking and family meals, with a practical layout that caters to the demands of every-day life.

Upstairs, the property boasts three bedrooms, each thoughtfully designed to offer comfort and flexibility for growing families or those needing a home office. The family bathroom is fitted with contemporary fixtures and provides a serene space to unwind after a long day.

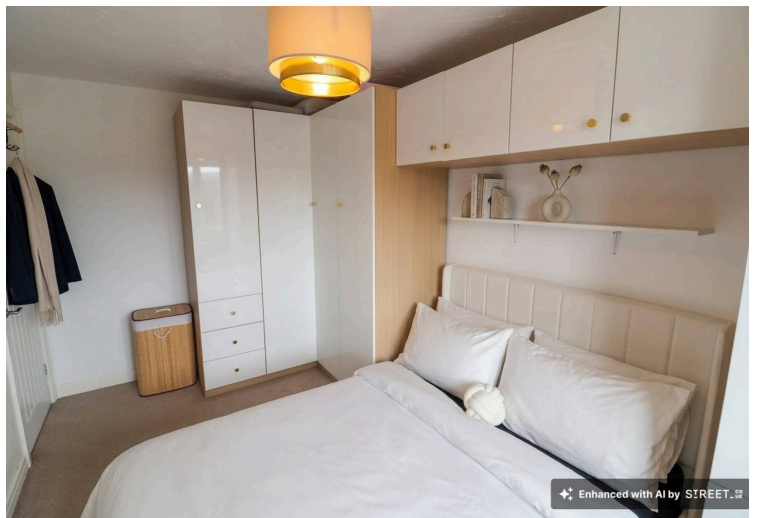
Additional benefits include a driveway with parking for approximately two vehicles, offering convenience and peace of mind for residents and visitors alike. The home enjoys delightful countryside views, further enhancing its appeal and providing a picturesque backdrop for day-to-day living.

Located in a desirable and established residential area, this property is ideally positioned for access to local amenities, reputable schools, and transport links, making it a perfect choice for families and professionals. With its blend of traditional features and modern comforts, this semi-detached home presents an excellent opportunity to secure a quality property in one of Simmondley's most popular locations.

Early viewing is highly recommended to fully appreciate the space, style, and setting on offer.

Council Tax band: C

Tenure: Leasehold



### ENTRANCE VESTIBULE

5' 0" x 3' 7" (1.52m x 1.09m)

External door to vestibule, ceiling light, uPVC double glazed window to front, internal timber/glazed door to lounge.

### LOUNGE

13' 8" x 12' 9" (4.17m x 3.89m)

Generous lounge with uPVC bay window to front elevation, wall-mounted radiator, ceiling light, stairs to first floor, internal door to kitchen/diner.

### KITCHEN

9' 7" x 5' 7" (2.92m x 1.70m)

A range of titted wall and base units with solid oak work surfaces and splashback tiling, integrated electric oven, 4-ring gas hob with extractor, plumbing for washing machine, space for tall fridge/freezer, sink with mixer tap, ceiling light, uPVC double glazed rear window with garden aspect

### DINING ROOM

9' 9" x 7' 1" (2.97m x 2.16m)

A bright and airy space with feature panel wall, wall-mounted radiator, ceiling light, under-stairs storage, uPVC double glazed window and external door to rear garden.





#### **LANDING**

Stairs from ground floor, loft access, ceiling light, uPVC double glazed window to the side elevation, doors to first floor rooms.

#### **Main Bedroom**

13' 4" x 7' 7" (4.06m x 2.31m)

A generous double with fitted wardrobes and over-bed storage, wall-mounted radiator, uPVC window to front elevation with countryside views.

#### **BEDROOM TWO**

9' 5" x 7' 7" (2.87m x 2.31m)

A further double bedroom with rear garden aspect, wall-mounted radiator, ceiling light point.

#### **BEDROOM THREE**

9' 0" x 5' 4" (2.74m x 1.63m)

Front-facing room with wall-mounted radiator, ceiling light, linen closet.

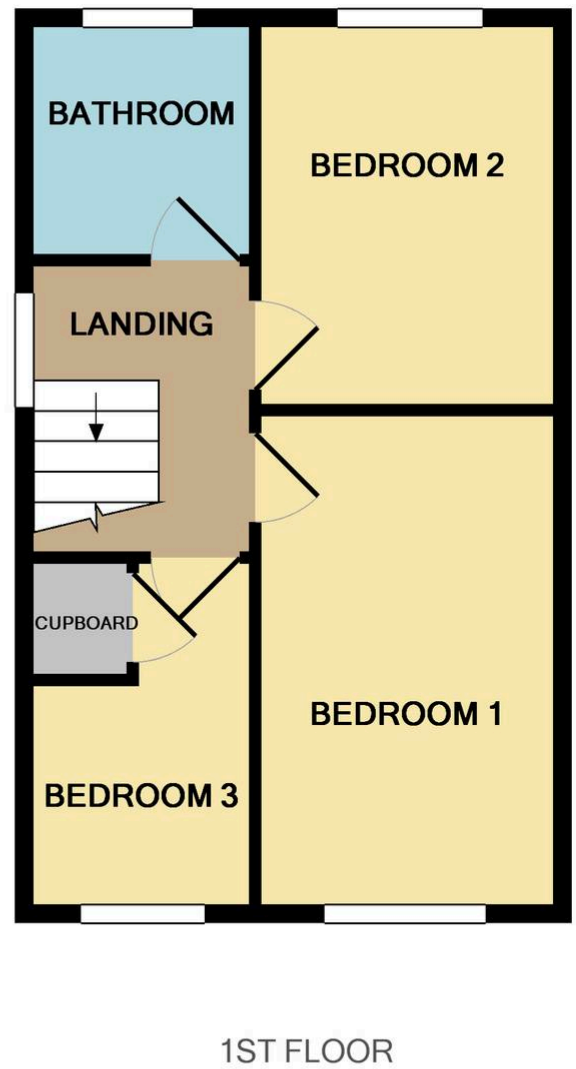
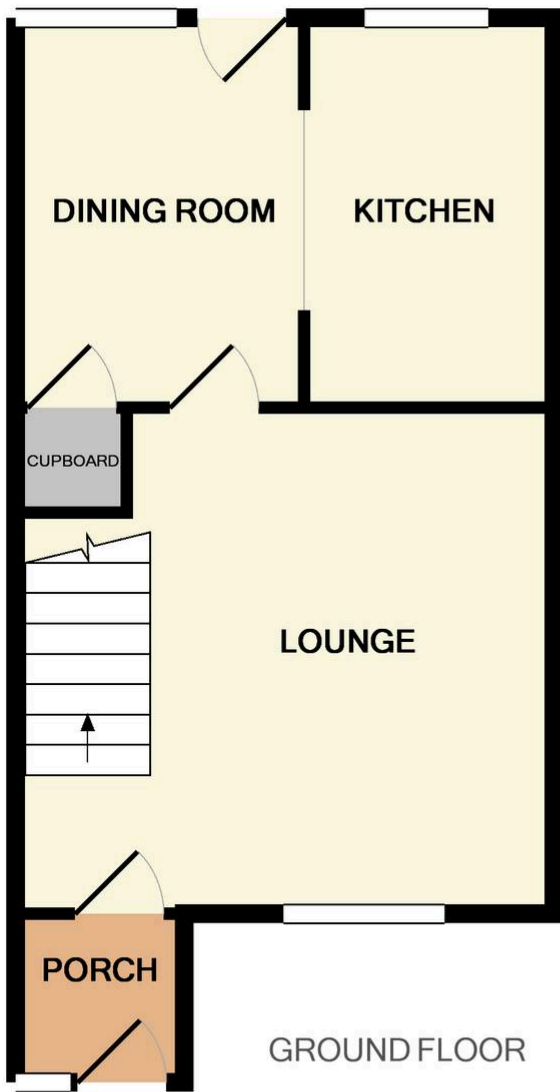
#### **BATHROOM**

5' 6" x 5' 3" (1.68m x 1.60m)

A three-piece suite with low-level WC, sink with drawer unit and mixer tap, bath with rainfall and handheld shower, splashback tiling, UPVC rear window, extractor fan, ceiling spotlight.



**GARDEN**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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