



32 Simmondley Lane, Glossop

£275,000 Freehold

- Desirable Simmondley location
- Immaculately presented throughout
- Attractive stone-built terrace
- Forecourt garden to front
- Spacious lounge with fireplace
- Two well-proportioned bedrooms
- Large Bathroom
- Pretty Forecourt Garden
- Rear garden with open aspect
- Additional top garden rental potential



Set in the desirable Simmondley area, this immaculately presented two bedroom stone-built terraced house offers a wonderful blend of character and modern comfort.

The property welcomes you with an attractive forecourt garden, leading to a spacious lounge featuring a charming fireplace that creates a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests.

The well-appointed kitchen provides ample storage and workspace, catering to the needs of modern living while retaining a sense of style and practicality. Upstairs, you will find two well-proportioned bedrooms, each thoughtfully decorated to maximise comfort and versatility. The large bathroom is finished to a high standard, offering both a bath and shower facility, and is complemented by tasteful tiling and contemporary fittings.

The rear of the property benefits from an open aspect, providing a pleasant outlook and a sense of privacy, and there is also the unique advantage of a top garden with rental potential via the Cricket Ground (an excellent opportunity for those seeking additional income or flexible outdoor use).

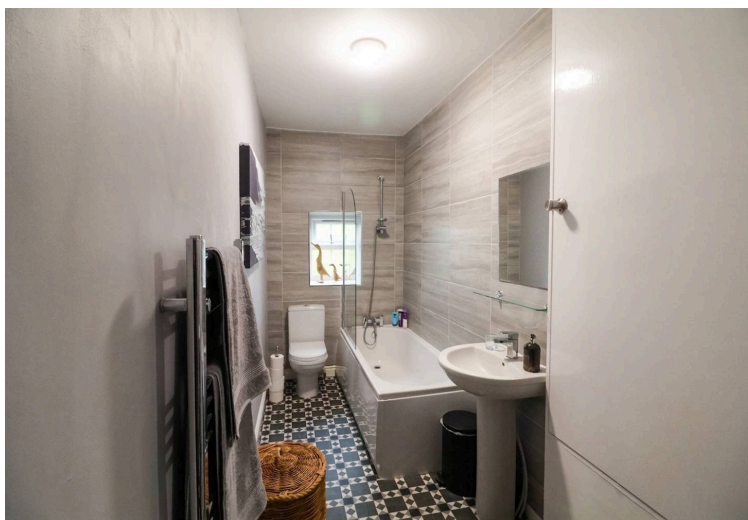
This attractive terraced house is perfectly situated for access to local amenities, reputable schools, and transport links, making it an excellent choice for first-time buyers, professionals, or those looking to downsize without compromising on style or comfort. The recent comprehensive refurbishment includes rewiring, repointing front and rear, new central heating system, loft insulation and boarding, replacement windows and doors as well as fitted wardrobes.

With its combination of period features, modern finishes, and a sought-after location, this Simmondley property represents a rare opportunity to acquire a home that is ready to move into and enjoy from day one.

Early viewing is highly recommended to fully appreciate the quality and appeal of this delightful home.

Council Tax band: A

Tenure: Freehold



Entrance Vestibule

Accessed via an attractive entrance door to vestibule and internal door to lounge

Lounge

14' 0" x 14' 1" (4.27m x 4.29m)

A generously proportioned reception room enjoying excellent natural light from a uPVC double glazed sash window to the front elevation. The room features a charming fireplace as a focal point, wall mounted radiator, ceiling light point, and meter point cupboard

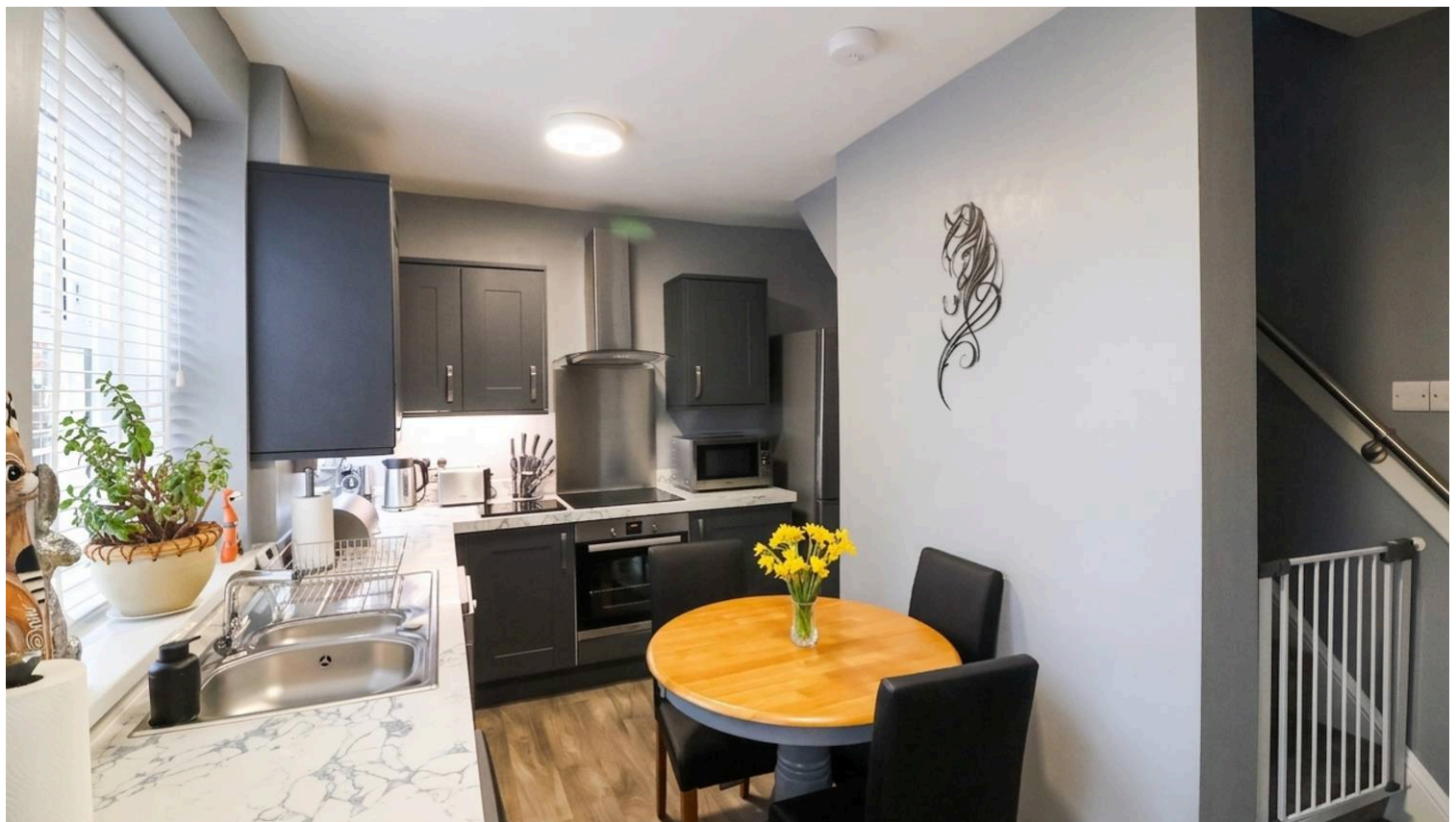
Kitchen/Diner

14' 0" x 14' 1" (4.27m x 4.29m)

Fitted with high and low-level units, quartz work surfaces, under-cupboard lighting, stainless steel sink with mixer tap, space/plumbing for slimline dishwasher and washing machine, space for tall fridge/freezer, integrated electric oven, four-ring induction hob with extractor. uPVC double glazed sash window and door to garden. Stairs to first floor accommodation.

Landing

Provides access to bedrooms and bathroom; ceiling light point; loft access to a recently boarded loft with new hatch, ladder and lighting fitted.





Main Bedroom

14' 1" x 11' 0" (4.29m x 3.35m)

Two uPVC double glazed sash windows to the front elevation, fitted wardrobes, wall-mounted radiator, ceiling light point.

Bedroom Two

8' 9" x 7' 7" (2.67m x 2.31m)

uPVC double glazed sash window to rear elevation with garden view, wall-mounted radiator, ceiling light point.

Bathroom

13' 7" x 4' 8" (4.14m x 1.42m)

Three-piece suite: low-level WC, pedestal wash basin, bath with shower over. Chrome heated towel rail, substantial storage cupboard, splashback tiling, rear uPVC window.





GARDEN

Stunning rear garden with established planting and storage shed, beyond is a plot of garden that is currently rented to the occupier from the cricket ground and the rental can be transferred to the new owner.

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