



## 1 Spring Bank Turnlee Road, Glossop, SK13 6JR

**£1,300 Per Month**

Welcome to Spring Bank, Turnlee Road. Offering spacious accommodation in a highly desirable residential area.

Glossop the historic market town has so much to offer -perfect for those who love the great outdoors being in such close proximity to the Peak District.

The property itself has a spacious floorplan with three bedrooms set over three floors plus garden to rear and driveway parking for several cars.

Glossop offers a vibrant mix of local pubs, cafes, and restaurants, all within walking distance. Manor Park is a popular local park, ideal for a day out with the kids or for walking the dogs, plus you will enjoy access to stunning countryside and walking routes in the nearby Peak District National Park.

Glossop train station easily accessible for those looking to commute, providing direct links to Manchester city centre and beyond, whilst the M67 motorway is a short drive away.

# 1 Spring Bank Turnlee Road

Simmondley, Glossop, SK13 6JR

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## Entrance Vestibule

Composite double-glazed door to side elevation. Lighting, carpet, and electric heater.

## Lounge

uPVC double-glazed windows to front and side elevations. Fireplace with surround and mantelpiece. Lighting, radiator, carpet, and curtains.

## Kitchen

uPVC double-glazed window to side elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel one and a half bowl sink with mixer tap. Freestanding electric oven and hob. Part-tiled walls, lighting, radiator, vinyl flooring, and under-stair storage cupboard.

## Utility/Cloakroom

Composite double-glazed door and window to side and rear elevations. Aluminium Velux window to rear elevation. Lighting, radiator, and concrete flooring.

## Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting, carpet, and electric heater.

## Bedroom One

uPVC double-glazed window to front elevation. Lighting, radiator, carpet, and built in storage cupboards.

## En Suite

uPVC double-glazed window to side elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath. Lighting, radiator, laminate flooring, and built-in storage cupboard.

## Bedroom Two

uPVC double-glazed window to rear elevation. Lighting, radiator, carpet, and under-stair storage cupboards.

## Bathroom

uPVC double-glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and enclosed shower cubicle with electric shower over. Part-tiled walls, lighting, radiator, and laminate flooring.

## Stairs and Landing

uPVC double-glazed window to side elevation. Wooden handrail. Carpet, lighting, and built-in storage cupboard.

## Bedroom Three

uPVC double-glazed window to rear elevation. Lighting, electric radiator, carpet, and built-in storage cupboards.

## Externally

### Additional Information

Council Tax Band : TBC - in progress

EPC Rating : TBC - in progress

Holding Deposit : £300

STRICTLY NO SMOKING POLICIES APPLY





## 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.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com