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31 Old Road, Glossop, SK13 1LH

Offers Over £320,000

Welcome to Old Road, Tintwistle! This spacious two bedroom home has plenty to get excited about, from its position on the edge of Tintwistle with country walks right on the doorstep, to the driveway and carport providing off road parking for multiple cars. Then there's a large elevated rear garden, complete with hillside views, giving you even more to enjoy.

As you approach the property, you're greeted by a block paved driveway and private front garden. Step inside to the entrance vestibule, a handy spot for coats and shoes, before heading through to the first reception room. High ceilings, laminate flooring and a feature fireplace with inset living flame effect electric stove give this room a cosy feel, making it easy to picture yourself settling down here at the end of the day.

The second reception room is another well sized space, with the staircase rising to the first floor. To the rear, the kitchen has a lovely country feel, with shaker style cabinetry, oak block style worktops and a range cooker. It's a kitchen with plenty of character and plenty of space for any home chefs.

Upstairs, you'll find two well proportioned double bedrooms and a smart bathroom fitted with a walk in shower. Bedroom two has a rather clever extra up its sleeve, too.

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Then there's the location! Tintwistle is a lovely spot for anyone who enjoys having the countryside on their doorstep, with the beautiful Longdendale Valley and its reservoirs providing plenty of opportunities for walking, cycling and getting out into the fresh air. Closer to home, the village has a welcoming community feel, with local favourites including Pixie Bakes for a coffee and something sweet, and the traditional Bull's Head pub for a meal or a catch up. There's also a primary school within walking distance, along with local shops and bus links connecting you to Glossop, Hadfield and further afield. And when you fancy a little more choice, the shops, cafés and amenities of nearby Glossop are just a short drive away.

Entrance Vestibule
Window to front, door to:

Lounge
11'11" x 14'2" (3.63m x 4.32m)
Window to front, double radiator, door to:

Dining Room
14'6" x 14'2" (4.42m x 4.32m)
Two windows to side, stairs, door to:

Kitchen
16'2" x 14'2" (4.93m x 4.32m)
Fitted with a matching range of base and eye level units with coordinating oak block worktops over. 1 1/2 bowl full ceramic sink with drainer and mixer tap. Integrated undercounter fridge. Integrated undercounter freezer. Integrated washing machine. Integrated slimline dishwasher. Freestanding range cooker. Window to rear elevation. Two windows to side elevation. Velux window to ceiling. Side door leading out to carport area. Downlights to ceiling. Column radiator.

Stairs and Landing
5'4" x 6'7" (1.63m x 2.00m)
Doors to Bedrooms and Bathroom

Bedroom One
11'11" x 14'2" (3.63m x 4.32m)
Window to front elevation. Ceiling light. Radiator.

Bedroom Two
11'6" x 9'6" (3.51m x 2.89m)
Window to rear elevation. Ceiling light. Radiator. Door to storage cupboard:

Storage
3'3" x 12'11" (1.00m x 3.94m)
Drop down ladders fixed in place and leading up to loft room

Shower Room
8'10" x 5'2" (2.69m x 1.57m)
Fitted with three piece suite comprising of walk-in shower enclosure with mains fed shower, WC, and wash hand basin. Part tiled walls. Window to side elevation. Radiator. Downlights to ceiling.

Loft Room
13'11" x 12'3" (4.24m x 3.73m)
Access via fixed drop-down ladder, this loft room would make a useful addition for anybody looking for a home office space. Two Velux windows to ceiling. Radiator. Ceiling light. Fitted

carpets. Access to loft space storage where Combi boiler is located.

Outside and Gardens

Block paved driveway leading to gated carport. Large rear garden accessed via stone steps. Garden mainly laid to lawn, with additional decking area, patio areas, greenhouse and wooden built workshop.

Additional Information

Tenure: Freehold
EPC Rating: D
Council Tax Band: C





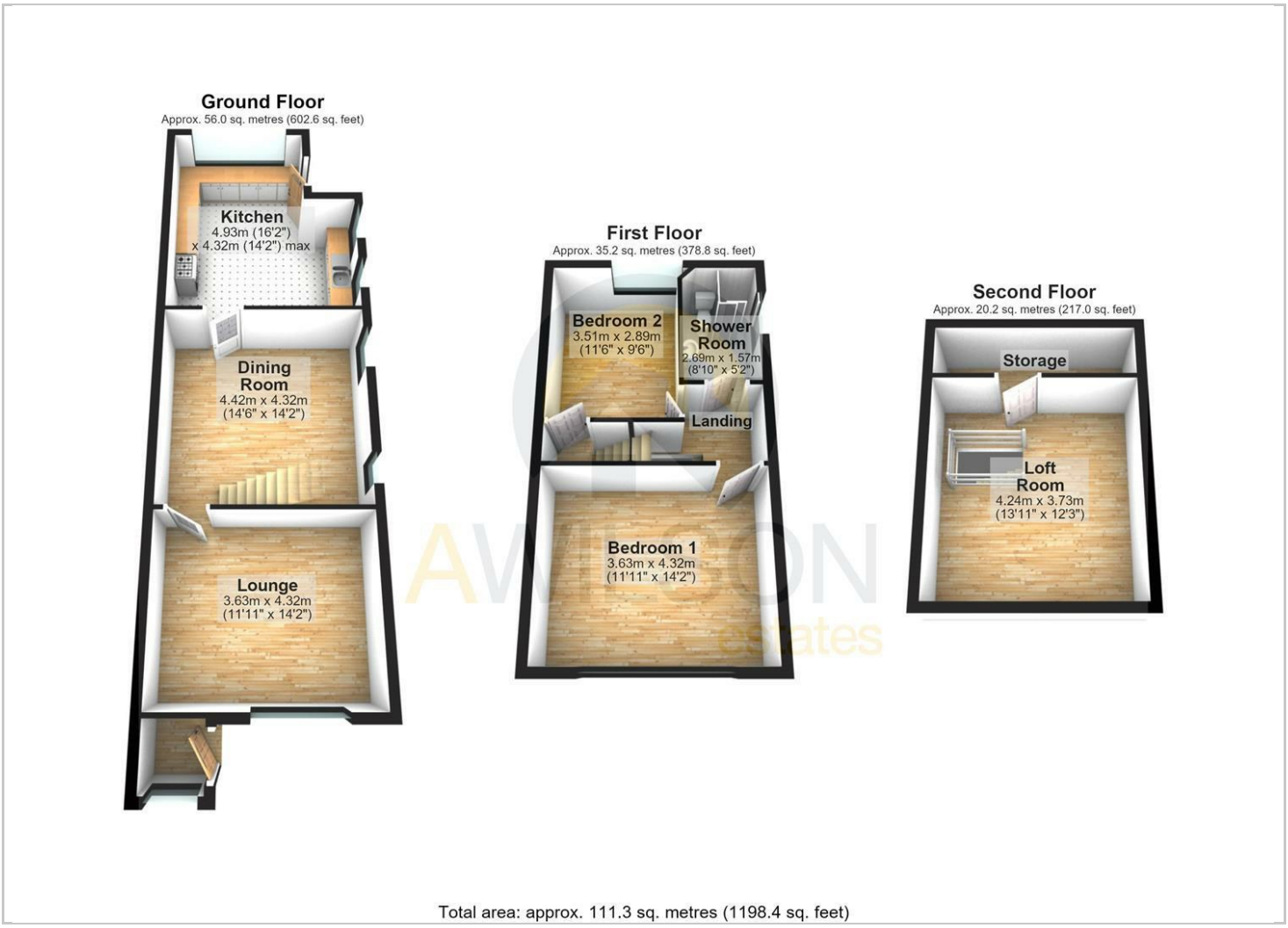






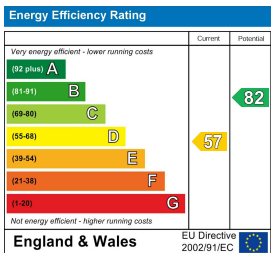


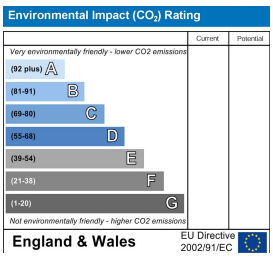




Viewing

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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