

**2 Highbank, Tintwistle, Glossop, Derbyshire, SK13 1LP**



- **TRADITIONAL VILLAGE LOCATION**
- End Terrace
- Cul-de-Sac Location
- Two **DOUBLE** Bedrooms
- Family Bathroom
- True Kitchen/Diner
- Lounge
- Entrance Porch
- Front & Rear Gardens
- Driveway for Two Vehicles

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## MAIN DESCRIPTION

**\*\*\*CHAIN FREE \* TRADITIONAL VILLAGE LOCATION\*\*\***

EPC Grade C, Close to Schools and Park, Porch, Lounge, Kitchen/Breakfast, Two Bedrooms, Bathroom, OFF ROAD PARKING, Front and Private Rear Gardens, Views of the surrounding countryside.

Stepping Stones are delighted to offer for sale this modern end mews property, situated within a cul-de-sac location and would make the ideal first home or downsizing property.

The village of Tintwistle offers a variety of local amenities, including a primary school, playground, convenience store/post office/newsagents, Pixie Bakes café & bakery, and the wonderful Bulls Head Country Pub, with its home-cooked food and open fires. The property is also in close proximity to reservoirs and beautifully scenic countryside, with numerous doorstep walks. The villages of Hollingworth and Hadfield are just a short drive away, and the nearby town of Glossop provides further amenities.

The internal accommodation in brief comprises; Entrance Porch, Lounge and Kitchen/Diner to the ground floor and Two DOUBLE Bedrooms and Family Bathroom to the first floor.

Externally there is a front garden and driveway for approx. 2 vehicles and use of additional parking on the development carpark and gated side access to a private and fully enclosed rear garden with lawn and patio areas.



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### ENTRANCE PORCH

External door to porch with wall mounted radiator, consumer unit, ceiling light point, internal door to lounge.

### LOUNGE

15' 0" x 12' 6" (4.57m x 3.81m) uPVC double glazed window to the front elevation, wall mounted radiator, wall mounted TV aerial point, feature fireplace with gas coal effect fire, stairs to the first floor accommodation, ceiling light point, internal door to kitchen diner.

### KITCHEN/DINER

12' 6" x 10' 0" (3.81m x 3.05m) A spacious kitchen diner with a range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, wall mounted glowworm combination boiler, space for gas oven and over oven extractor fan and space for tall fridge freezer, wall mounted radiator, external door through to garden.

### LANDING

Stairs from the ground to the first floor, loft access point, wall mounted radiator, internal doors to the first floor accommodation.

### MAIN BEDROOM

12' 5" x 11' 8" (3.78m x 3.56m) A generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, ceiling spotlights, wall mounted radiator, spacious storage cupboard.

### BEDROOM TWO

10' 2" x 7' 5" (3.1m x 2.26m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling spotlights.



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### BATHROOM

7' 1" x 4' 8" (2.16m x 1.42m) A three-piece suite comprising; low-level WC, pedestal sink unit and bath with mixer tap, wall mounted heated towel rail, ceiling light point, extraction fan, uPVC double glazed window to the rear elevation, shaving point.

### EXTERNAL

FRONT - A front lawned garden and driveway for approx. 2 vehicles and gated side access to the rear

REAR - A private and fully enclosed rear garden with patio and lawn areas and shed.

### DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £120.00 per annum

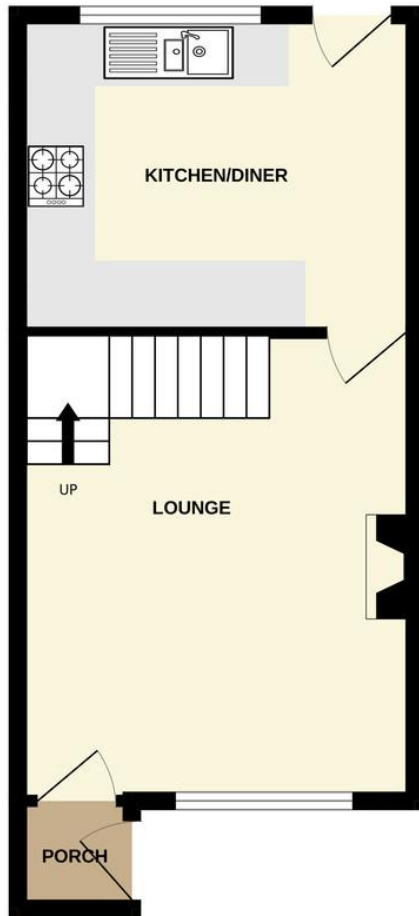
Council Tax Band - B

EPC Rate - C

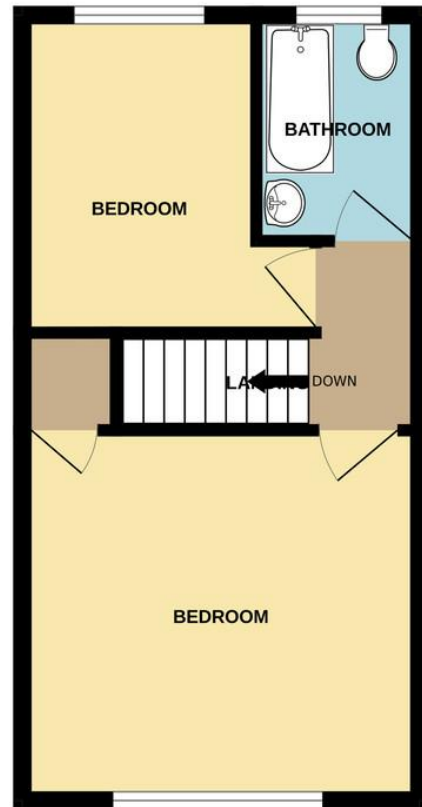
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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#### FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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