

57 Scotty Brook Crescent, Shirebrook Park, Glossop SK13 8UG



- CHAIN FREE
- Detached Family Home
- Shirebrook Park Location
- Four Bedrooms
- Ensuite to Main

- Two Reception Rooms
- Driveway & Garage
- Private Rear Garden
- Countryside Views
- Extension Potential (subject to planning)

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MAIN DISCRITION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale with no vendor chain this spacious detached family home situated within the desirable and sought after Shirebrook Park Development.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

The property is already spacious and has the possibility to extend into the garage or to the rear of the property, subject to planning permission. The internal accommodation in brief comprises; Entrance Hallway, Ground Floor w/c, Integral Garage, Lounge, Dining Room, Kitchen and Utility Room to the ground floor and Four Bedrooms (THREE DOUBLE), Ensuite to the Main Bedroom and Family Bathroom to the first floor.

The property enjoys countryside views and a South West facing Rear private garden. To the front is pretty garden and driveway for off road parking.



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ENTRANCE HALLWAY

External door to hallway with stairs to the first floor accommodation, wall mounted radiator, ceiling light point, internal doors to the ground floor.

LOUNGE

16' 6" x 10' 9" (5.03m x 3.28m) uPVC double glazed bay window to the front elevation with nearby countryside views, wall mounted radiator, 3 x wall light points, internal double doors providing access to the dining room, fireplace with fire surround.

DINING ROOM

10' 9" x 9' 1" (3.28m x 2.77m) uPVC double glazed patio doors providing access to the rear garden, ceiling light point, wall mounted radiator, internal door to kitchen breakfast.

KITCHEN/BREAKFAST ROOM

14' 4" x 8' 3" (4.37m x 2.51m) 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 dishwasher, integrated eye line oven and grill with four ring gas hob and over hob extractor fan, wall mounted radiator, ceiling spotlights, 2 x uPVC double glazed windows to the rear elevation with garden aspect, internal doors to hallway and utility.

UTILITY ROOM

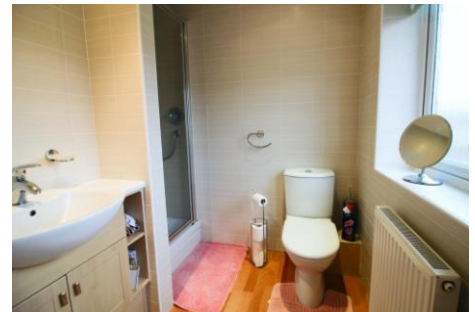
5' 9" x 5' 3" (1.75m x 1.6m) High and low fitted units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, ceiling light point, wall mounted radiator, uPVC double glazed door and window to the side elevation.

GROUND FLOOR WC

5' 3" x 2' 6" (1.6m x 0.76m) A three piece suite comprising of low-level w/c and wall hung sink unit, wall mounted radiator, splashback tiling, ceiling light point, extraction fan.

INTERNAL GARAGE

15' 5" x 8' 2" (4.7m x 2.49m) Up and over vehicular access door, consumer unit, wall mounted glow worm boiler, power and light points, internal door to hallway.



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LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation and airing cupboard.

MAIN BEDROOM

13' 8" x 11' 1" (4.17m x 3.38m) A generous double bedroom with uPVC double glazed bay window to the front elevation with countryside views, wall mounted radiator, ceiling light point, internal door to En-suite

ENSUITE

5' 8" x 5' 2" (1.73m x 1.57m) A three-piece suite comprising of low-level w/c, sink cabinet unit and shower cubicle, uPVC double glazed window to the front elevation, floor to ceiling splashback tiling, wall mounted radiator, ceiling spotlights.

BEDROOM TWO

13' 7" x 11' 1" (4.14m x 3.38m) A further double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light points, fitted wardrobes with matching bedside drawer.

BEDROOM THREE

10' 0" x 8' 1" (3.05m x 2.46m) uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator and ceiling light point, Loft access.

BEDROOM FOUR

9' 4" x 7' 7" (2.84m x 2.31m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and built-in closet.

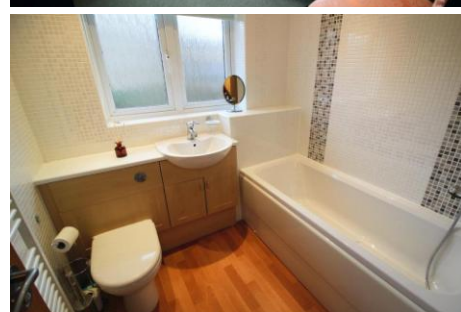
BATHROOM

6' 8" x 6' 6" (2.03m x 1.98m) A three-piece suite comprising of closed coupled w/c and sink cabinet unit and bath, floor to ceiling splashback tiling, extraction fan, ceiling spotlights, wall mounted heated towel rail, uPVC double glazed window to the rear elevation.

EXTERNAL

FRONT - Driveway and garage with side gated access to the rear.

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



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DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £280 p.a

Annual Ground Rent Period – 983 years

Council Tax Band - D

EPC Rate - C



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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