

58 Simmondley Lane, Simmondley, Glossop, SK13 6NS



- NO VENDOR CHAIN
- Mid Stone Terrace
- Spacious Room Sizes
- Large Kitchen/Diner & Lounge
- Beautiful Rear Garden with outbuilding & summer house

- Open aspect to the rear
- Two Bedrooms
- Attic Room with fixed staircase
- Well Maintained Throughout
- Desirable Location

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MAIN DISCRIPTION

NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this well maintained Stone Terrace situated within the desirable Simmondley Lane location.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

The property offers spacious room sizes and high ceilings and in brief comprises; Spacious Entrance Porch, Lounge and Large Kitchen/Diner, Two Bedrooms, Attic Room with fixed staircase and Family Bathroom to the first floor.

Externally the property benefits from a forecourt garden and a beautifully maintained rear garden with patio and lawn areas, stone storage shed and summer house and enjoys an open aspect.

This is the ideal downsizing property which has been well maintained throughout.



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ENTRANCE PORCH

4' 6" x 4' 0" (1.37m x 1.22m) uPVC double glazed entrance porch with two wall light points and internal door through to lounge.

LOUNGE

15' 0" x 14' 0" (4.57m x 4.27m) A generous sized lounge with uPVC double glazed window to the front elevation, feature fireplace, wall mounted radiator, meter point cupboards, picture rail and coving to ceiling, ceiling light point, high ceilings, internal door through to kitchen diner.

KITCHEN DINER

14' 8" x 13' 0" (4.47m x 3.96m) An extremely spacious kitchen diner with a range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated electric oven, four ring gas hob and over hob extractor fan, integrated fridge and full-size dishwasher, plumbing for automatic washing machine, ceiling light point, wall mounted radiator, stairs to the first floor accommodation, uPVC double glazed window to the rear elevation and external door to rear porch.

REAR PORCH

Timber and glazed rear porch with external door providing access to the garden.

MAIN BEDROOM,

13' 0" x 11' 3" (3.96m x 3.43m) A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, TV aerial point, picture rail and cornice to ceiling, ceiling light point and fitted wardrobes to one wall.

BEDROOM TWO

10' 0" x 9' 6" (3.05m x 2.9m) A small double bedroom with uPVC double glazed window to the rear elevation with garden aspect of far-reaching countryside views, ceiling light point, picture rail cornice to ceiling, wall mounted radiator and boiler housing.



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LANDING

Stairs from the ground to the first floor, ceiling light point x 2, internal doors to the first floor accommodation and stairs providing access to the attic space.

BATHROOM

9' 9" x 5' 0" (2.97m x 1.52m) A three-piece suite comprising low-level w/c, pedestal sink unit and bath with over bath shower, splashback tiling, window to the rear elevation, wall mounted radiator and ceiling light point.

ATTIC SPACE

17' 6" x 14' 7" (5.33m x 4.44m) Attic Space with storage to eaves 2 x Velux style windows, stairs from the first floor landing, two wall light points.

EXTERNAL

FRONT - A lovely, gated forecourt garden with porch access to the property.

REAR - A private and fully enclosed rear garden with patio and lawn areas, stone outbuilding and summer house. The property enjoys an open rear aspect.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £1.07 per annum

Term - 999 years from date of build

Council Tax Band - B

EPC Rate - Awaiting



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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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