

**10 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU**



- FREEHOLD
- CHARLESWORTH VILLAGE LOCATION
- Spacious End Terrace
- Three Bedrooms
- Utility / Office

- Entrance Hallway
- Kitchen/Diner
- Front & Rear Gardens
- Countryside Views
- Close to Local School & Shop

# 10 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU

## MAIN DESCRIPTION

### \*\*\*FREEHOLD & CHARLESWORTH VILLAGE LOCATION\*\*\*

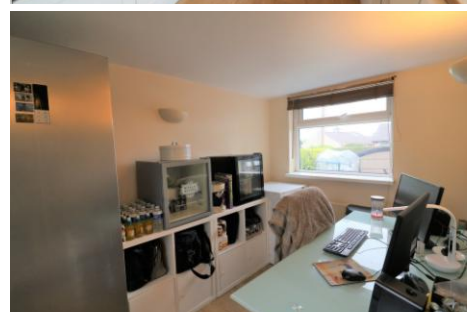
Stepping Stones are delighted to offer for sale this spacious end terrace property situated within the desirable and sought after Charlesworth Village Location.

Charlesworth is a pretty and desirable village nestled within stunning open countryside and is just a short distance from Glossop Town, Marple Bridge and Broadbottom. This lovely village has kept its charm and village feel and offers great local shopping facilities along with a local pub offering home cooked meals.

This lovely home has been enjoyed by the current vendors for 22 years with family accommodation comprising; Entrance Hallway, Lounge with multi fuel burning stove, Kitchen/Diner and Utility Room/Office to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there is a generous front garden and private and fully enclosed rear garden with lawn and decked area.

This is an ideal home for those wanting to be close to the local school and beautiful local countryside.





# 10 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU

## ENTRANCE HALLWAY

External uPVC double glazed door to hallway with uPVC double glazed window to the side elevation, internal door to the ground floor and stairs to the first floor accommodation, ceiling spotlights, wall mounted radiator, telephone point.

## LOUNGE

12' 0" x 11' 6" (3.66m x 3.51m) uPVC double glazed window to the front elevation, multifuel burning stove, TV aerial point, wall mounted ceiling light point, archway through to dining/kitchen, wall mounted radiator.

## KITCHEN/DINER

18' 0" x 8' 7" (5.49m x 2.62m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces, stainless steel sink and drainer unit with mixer tap, integrated eyeliner oven and microwave, oven pull-out larder, integrated fridge and freezer, plumbing for automatic washing machine and full-size dishwasher, ceiling light points x 2, internal door to utility and office, uPVC double glazed windows to the rear elevation.

## OFFICE/UTILITY ROOM

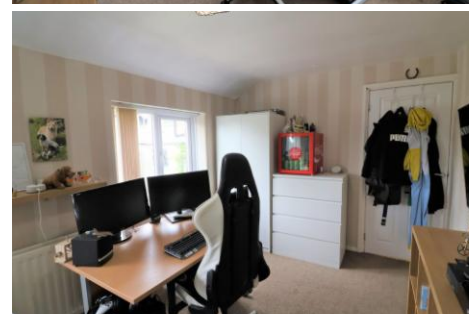
10' 3" x 7' 0" (3.12m x 2.13m) uPVC double glazed window to the front elevation, wall mounted radiator, 2 x ceiling light points, external uPVC double glazed door to the rear garden.

## LANDING

Stairs from the ground to the first floor, loft access with pulldown ladders, airing cupboard, uPVC double glazed window to the side elevation, ceiling light point.

## BEDROOM ONE

12' 8" x 12' 6" (3.86m x 3.81m) A generous main bedroom with 2 x uPVC double glazed windows to the front elevation with far-reaching countryside views, fitted wardrobes to one wall, wall mounted radiator.



# 10 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU

## BEDROOM TWO

15' 0" x 8' 8" (4.57m x 2.64m) A further generous double bedroom with uPVC double glazed windows x 2 to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.



## BEDROOM THREE

9' 5" x 8' 5" (2.87m x 2.57m) A further generous bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, ceiling light point, wall mounted radiator.



## BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m) A three-piece suite comprising of low-level WC, pedestal sink unit and bath with over bath shower, floor to ceiling splashback tiling, wall mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation.



## EXTERNAL

FRONT - Spacious front lawn with side access to the rear garden

REAR - A Raised lawn garden with decking.



## DISCLAIMER

Tenure - FREEHOLD  
Council Tax Band - B  
EPC Rate - D



# 10 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU

---



## Ground Floor

Approx. 46.3 sq. metres (498.8 sq. feet)



Total area: approx. 46.3 sq. metres (498.8 sq. feet)

## Main Bedroom

Approx. 48.3 sq. metres (520.1 sq. feet)



Total area: approx. 48.3 sq. metres (520.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

### 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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.  
Company Registration Number 10234493. VAT Registration Number 289737140.