

**8 Riber Bank, Gamesley, Glossop, Derbyshire, SK13 6TS**



- FREEHOLD & NO VENDOR CHAIN
- Over 55's Bungalow
- Newly Refurbished to a High Standard
- Entrance Hallway with excellent Storage
- Lounge with patio doors to garden
- Kitchen with oven & hob
- Bathroom
- External Storage x 2
- Front Garden
- Communal Rear Garden

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\***

Stepping Stones are delighted to offer for sale this immaculately presented and recently refurbished Over 55's bungalow situated on the edge of the Gamesley Development close to Cottage Lane.

The property is in close proximity to the local doctor's surgery, local shop and Railway Station and Lovely Countryside Walks and is the ideal home for those looking to be on one level.

The internal accommodation has recently been upgraded to include new kitchen, bathroom, appliances, flooring and central heating system and in brief comprises; Weather Porch with Two Storage Cupboards, Entrance Hallway with excellent Storage, Bathroom, Double Bedroom, Lounge with patio doors and Kitchen.

Externally there is a fenced and gated front garden and to the rear a well maintained communal garden can be enjoyed with the option to patio directly outside the patio doors.

Viewing is highly recommended.

EPC Grade C



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## ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with two generous storage cupboards, wall mounted radiator, loft access point, ceiling light point, internal doors to accommodation.

## BATHROOM

6' 6" x 6' 5" (1.98m x 1.96m) A newly installed three-piece suite comprising; closed coupled WC and sink cabinet unit and bath with over bath shower, splashback boarding, uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

## DOUBLE BEDROOM

12' 7" x 9' 6" (3.84m x 2.9m) A generous double bedroom with uPVC double glazed window to the rear elevation, built-in storage closet, ceiling light point, wall mounted radiator.

## LOUNGE

13' 1" x 11' 1" (3.99m x 3.38m) A generous sized lounge with uPVC double glazed patio doors providing access to the rear garden, wall mounted radiator, ceiling light point, internal door to kitchen, TV aerial point.

## KITCHEN

9' 3" x 6' 4" (2.82m x 1.93m) A newly fitted range of high and low kitchen units with contrasting splashback worksurfaces, integrated electric oven and four ring gas hob, plumbing for automatic washing machine, space for tall fridge freezer, cupboard housing meters and consumer unit, stainless steel sink and drainer unit, ceiling light point, uPVC double glazed window to the front elevation.

## EXTERNAL

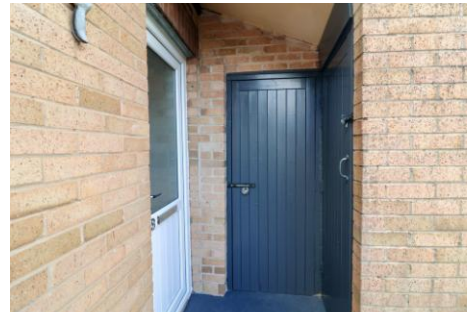
FRONT - Fenced and Gated front garden with 2 x storage cupboards.

REAR - A well maintained communal lawned garden with private patio area directly from the lounge patio doors.

Tenure - Freehold

Council Tax Band - A

EPC Rate - C



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.

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