

13 Wood Street, Glossop, Derbyshire, SK13 8NF



- **FREEHOLD & NO VENDOR CHAIN**
- **Spacious Terrace Property**
- **Four Bedrooms**
- **Family Bathroom**
- **Entrance Hallway**
- **Spacious Lounge**
- **Spacious Kitchen/Diner**
- **Private Front & Rear Gardens**
- **Close to Glossop Town Centre**
- **Close to Local Schools & Nurseries**

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MAIN DESCRIPTION

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

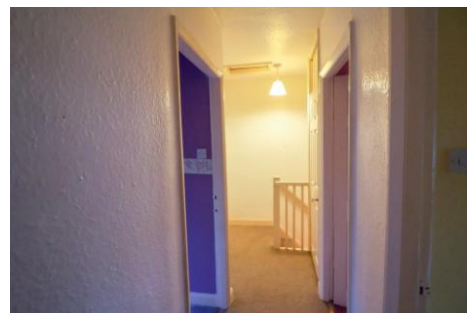
Stepping Stones are delighted to offer for sale this excellent opportunity to purchase this spacious family home just a short distance from Glossop Town Centre, Local Schools and Nurseries.

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 has a lovely, homely feel and would benefit from some modernisation and is the perfect opportunity to create a lovely long term home for a couple or young family. The internal accommodation in brief comprises; Entrance Hallway, Lounge and Kitchen / Diner to the ground floor and Four Bedrooms and Family Bathroom to the first floor.

Externally there is a private and fully enclosed rear lawned garden that has a private aspect and to the front is a gated and enclosed front garden.

Viewing is highly recommended.



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ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with stairs to the first floor accommodation, ceiling light point, internal door to lounge.

LOUNGE

14' 4" x 13' 2" (4.37m x 4.01m) uPVC double glazed window to the front elevation, wall mounted radiator, meter points, TV aerial point, gas fire, 2 x ceiling light points, internal door through to kitchen diner.

KITCHEN/DINER

16' 4" x 8' 8" (4.98m x 2.64m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, space for gas oven and plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap, wall mounted combination boiler, under stair storage cupboard, 2 x uPVC double glazed windows to the rear elevation, external timber stable door providing access to the rear garden, ceiling light point.

LANDING

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

BEDROOM ONE

12' 2" x 12' 1" (3.71m x 3.68m) A double bedroom with 2 x uPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point.

BEDROOM TWO

12' 0" x 9' 1" (3.66m x 2.77m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



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BEDROOM THREE

10' 8" x 8' 4" (3.25m x 2.54m) A small double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.

BEDROOM FOUR

7' 8" x 6' 5" (2.34m x 1.96m) uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m) A three-piece suite comprising; low-level w/c, pedestal sink unit and bath with handheld mixer tap with shower and electric shower, uPVC double glazed window to the rear elevation, splashback tiling, wall mounted radiator, ceiling light point.

EXTERNAL

FRONT - Walled and Gated forecourt garden

REAR - A private and fully enclosed lawned rear garden, very pleasant with a private aspect. Storage Shed and outside w/c

DISCLAIMER

Tenure - Freehold

Council Tax Band - B

EPC Rate



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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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