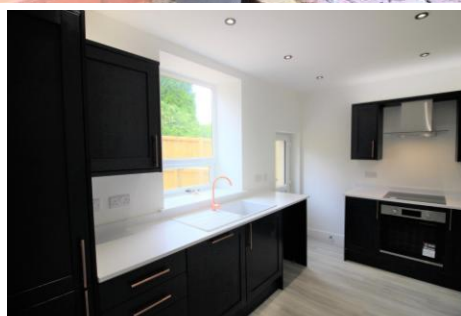


10 Simmondley Lane, Simmondley, Glossop, SK13 6NS



- *****NO VENDOR CHAIN*****
- *****SUPERB RENOVATION*****
- Lounge
- Designer Kitchen/Breakfast Room
- Three Bedrooms
- Stunning Family Bathroom
- First-Class Finish Throughout
- Private Garden
- Close to Glossop Town Centre
- Viewing Essential

10 Simmondley Lane, Simmondley, Glossop, SK13 6NS

MAIN DESCRIPTION

*****NO VENDOR CHAIN / FULLY REFURBISHED TO THE HIGHEST STANDARD*****

Stepping Stones are delighted to offer for sale this completely renovated three bedroom semi-detached period stone property situated on Simmondley Lane, just a short distance from Glossop Town Centre.

The property is in the popular residential area of Simmondley and is ideally positioned in close proximity to the local amenities, including Simmondley Primary School, the Co-op, takeaways, medical practice, playground and local pub with home-cooked food. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dinting Railway Station. The house is also close to Glossop Town Centre where a host of local shopping and leisure facilities can be found, along with a direct rail link into Manchester City Centre.

This is a brilliant example of a turn-key property. It has been fully-renovated to the highest possible standard throughout, with every room taken back to brick before being damp coursed from floor to ceiling, all external walls fully insulated with vapour barrier, then all walls plaster-boarded, skimmed and fitted with Burford skirting boards and architraves. The gable wall has been dropped and re-built and finished with K-render, and there is a completely new roof with new RSJs, loft floor chamber joists, fascias, soffits and gutters.

The house is fully insulated - with new Kingspan cavity insulation, all floor chambers fully insulated, and acoustically insulated stud walls. There are brand new uPVC doors and windows, fire boarding and fire doors throughout, and two new staircases installed with glass balustrade.

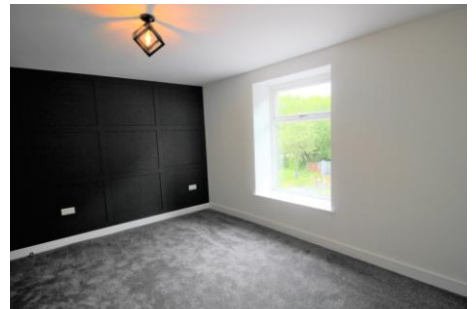
It has undergone a complete rewire (with feature lighting, media wall, TV and fire place) and has a completely new central heating system. The property boasts a stunning brand new designer kitchen with integrated appliances and a brand new stunning bathroom suite including a full bathroom tanking system. There is new asphalt base floor, Karndean flooring and brand new carpets throughout.

In brief, the internal accommodation comprises: Lounge, Kitchen/Breakfast Room to the ground floor, Two Bedrooms and Family Bathroom to the first floor, and a large Bedroom to the second floor.

Externally the garden has also been fully developed with new turf, fencing and decking. There is a walled forecourt front garden, a fully enclosed private lawned side garden and rear garden with brand new fencing and raised decked seating areas with glass balustrade.

This house would suit young professionals, families and those looking to downsize.

It provides the opportunity to purchase a fabulous period property with the external appeal of a stone cottage, and the practical benefits and aesthetic appeal of a designer new-build internally.



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LOUNGE

14' 9" x 12' 0" (4.5m x 3.66m) External door to lounge, feature fireplace, built-in display cabinet with storage, wall-mounted TV and aerial point, ceiling spotlights, wall-mounted radiator, uPVC double glazed window to the front elevation with woodland aspect.



INNER HALLWAY

With wall-mounted radiator and stairs to the first floor accommodation.



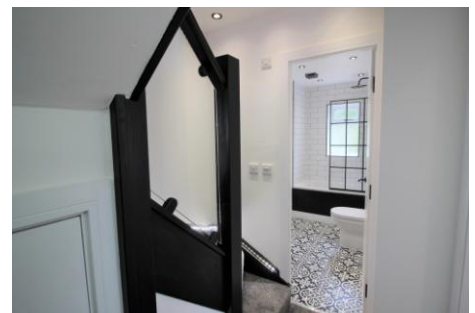
KITCHEN/BREAKFAST ROOM

13' 3" x 7' 1" (4.04m x 2.16m) A range of high and low fitted kitchen units with contrasting splash-backs and work-surfaces, sink and drainer unit with mixer tap, integrated tall fridge/freezer, integrated full-size dishwasher, integrated electric oven and induction hob, boiler housing, extraction fan, plumbing for washing machine, under-stairs storage, ceiling spotlights, wall mounted radiator, external door providing access to the rear garden, uPVC double bay windows to the rear elevation with woodland aspect.



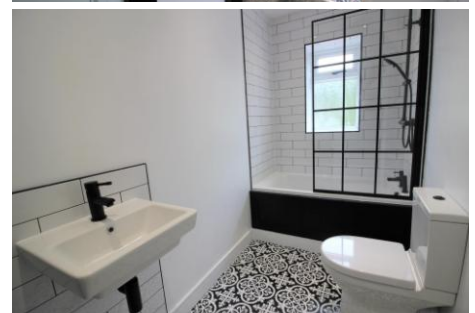
FIRST FLOOR LANDING

Internal fire door to inner hallway, stairs from the ground to the first floor, ceiling spotlights, internal doors to the first floor accommodation.



MAIN BEDROOM

13' 7" x 11' 3" (4.14m x 3.43m) A generous double bedroom with attractive panelled wall, ceiling light point, wall-mounted radiator, uPVC double glazed window to the front elevation with woodland aspect.



BEDROOM TWO

8' 8" x 7' 1" (2.64m x 2.16m) With built-in wardrobe, ceiling light point, wall-mounted radiator, uPVC double glazed window to the rear elevation with woodland aspect.



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INNER HALLWAY

Stairs to the second floor accommodation, ceiling spotlights, under-stairs storage, internal door to bathroom.

BATHROOM

8' 9" x 4' 5" (2.67m x 1.35m) A three-piece suite comprising a low-level WC, wall-hung sink and bath with over-bath shower with rainfall and handheld shower heads, splash-back tiling, ceiling spotlights, wall-mounted heated towel rail, uPVC double glazed window to the rear elevation.

BEDROOM THREE

14' 8" x 13' 6" (4.47m x 4.11m) A newly converted large loft bedroom with four wall-light points, two wall-mounted radiators, storage to eaves, uPVC double glazed window to the side elevation with woodland aspect.

EXTERNAL

To the front there is a forecourt walled garden with a fully-enclosed side lawned garden, and decking area to the rear.

DISCLAIMER

Tenure - Freehold

Term – n/a

Remaining Lease Term – n/a

Annual Ground Rent – n/a

Service Charge – n/a

Service Charge Review – n/a

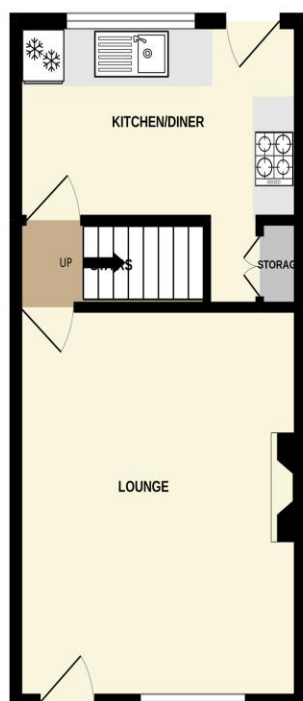
Council Tax Band - B

EPC Grade - C

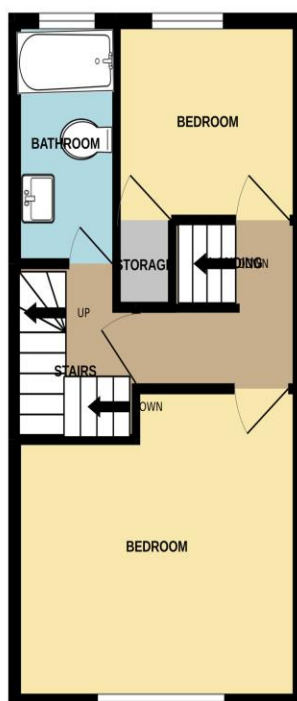


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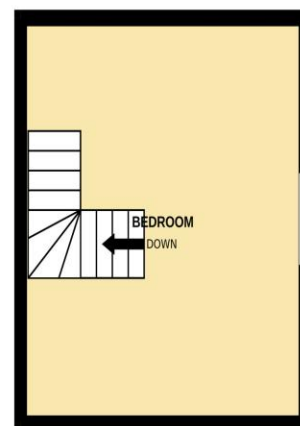
GROUND FLOOR



1ST FLOOR



2ND 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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Company Registration Number 10234493. VAT Registration Number 289737140.