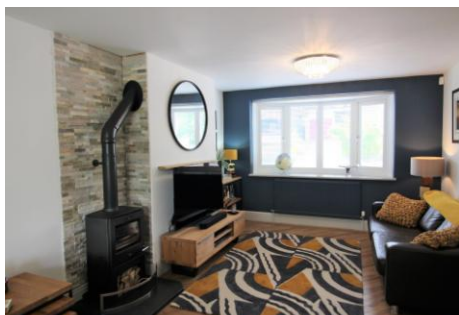


10 Tarnside Fold, Simmondley, Glossop, SK13 6ND



- Link Detached Family Home
- Lounge/Diner/Conservatory
- Kitchen, Pantry & Utility
- Four Bedrooms
- Ground Floor WC

- Bathroom and Ensuite
- Beautifully Presented
- Driveway with Off-Road Parking
- Private Enclosed Rear Garden
- Far-Reaching Views of Countryside

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MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this beautifully presented, spacious link-detached house with four bedrooms, situated within the popular residential area of Simmondley.

The property 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 and 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 well-proportioned property offers generous-sized accommodation which, in brief, comprises: a porch, entrance hallway, lounge/diner, kitchen, pantry, utility, WC and all-year-round conservatory with tiled roof to the ground floor, with four bedrooms, an ensuite and a family bathroom to the first floor.

Externally the front garden offers a driveway with off-road parking for two vehicles, there is gated side access to a fully enclosed and attractive low-maintenance private rear garden with raised decked seating area, shed and mature planting.

This lovely home boasts lovely views of the surrounding countryside and would make an ideal family home.



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ENTRANCE PORCH

A uPVC double glazed entrance porch with ceiling spotlights, power points and external uPVC door into hallway.

HALLWAY

An inviting hallway with Karndean flooring, under-stairs storage cupboard, wall-mounted radiator, ceiling spotlights, internal doors to the ground for accommodation, stairs to the first floor accommodation.

LOUNGE/DINER

22' 3" x 11' 6" (6.78m x 3.51m) A spacious lounge/diner with Karndean flooring, freestanding wood-burning stove, TV aerial points, two wall-mounted radiators, two ceiling light points, uPVC double glazed window bay window to the front elevation, patio doors providing access to conservatory.

CONSERVATORY

11' 2" x 8' 5" (3.4m x 2.57m) A uPVC double glazed conservatory to the rear elevation with views and garden aspect; an all-year-round room with fixed roof, Velux window, power points, vertical radiator, ceiling spotlights.

KITCHEN

9' 8" x 8' 6" (2.95m x 2.59m) A range of high and low fitted kitchen units with contrasting work-surfaces and splash-back tiling, integrated electric oven and four-ring gas hob with over-hob extractor fan, integrated full-size dishwasher, integrated fridge corner carousel unit, wall-mounted radiator, under-cupboard lighting, ceiling spotlights, wall-mounted light point, uPVC double glazed window to the rear elevation.

PANTRY

7' 9" x 4' 9" (2.36m x 1.45m) Ceiling light point, internal door to utility room.

UTILITY ROOM

6' 0" x 5' 1" (1.83m x 1.55m) Plumbing for automatic washing machine, ceiling light point, splashback tiling, extractor fan, internal door to ground floor WC, uPVC double glazed external door providing access to the rear garden.



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GROUND FLOOR WC

6' 1" x 2' 3" (1.85m x 0.69m) A two-piece suite comprising a low-level WC and wall-hung sink unit, splashback tiling, extractor fan, ceiling light point, uPVC double glazed window to the rear elevation.

LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, internal doors to the first floor accommodation.

BEDROOM ONE

16' 5" x 8' 0" (5m x 2.44m) A double bedroom with wall-mounted radiator, ceiling light point, loft access point, internal door to ensuite, uPVC double glazed window to the front elevation.

ENSUITE

7' 7" x 4' 5" (2.31m x 1.35m) A three-piece suite comprising a low-level WC, pedestal sink unit and shower cubicle, splashback tiling ceiling light point, floor-mounted chrome heated towel rail, uPVC double glazed window to the rear elevation.

BEDROOM TWO

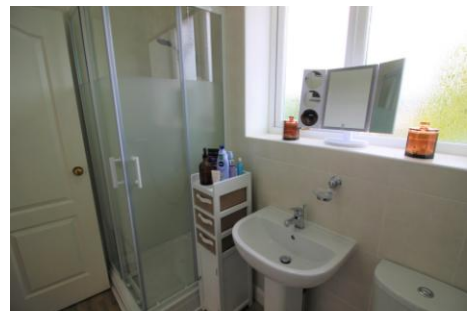
10' 7" x 10' 6" (3.23m x 3.2m) A generous double bedroom with TV aerial point, wall-mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation with far-reaching countryside views and garden aspect.

BEDROOM THREE

10' 6" x 10' 5" (3.2m x 3.18m) A further double bedroom with wall-mounted radiator, ceiling light point, uPVC double glazed window to the front elevation with countryside views.

BEDROOM FOUR

7' 9" x 7' 4" (2.36m x 2.24m) With wall-mounted radiator, ceiling light point, uPVC double glazed window to the front elevation.



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BATHROOM

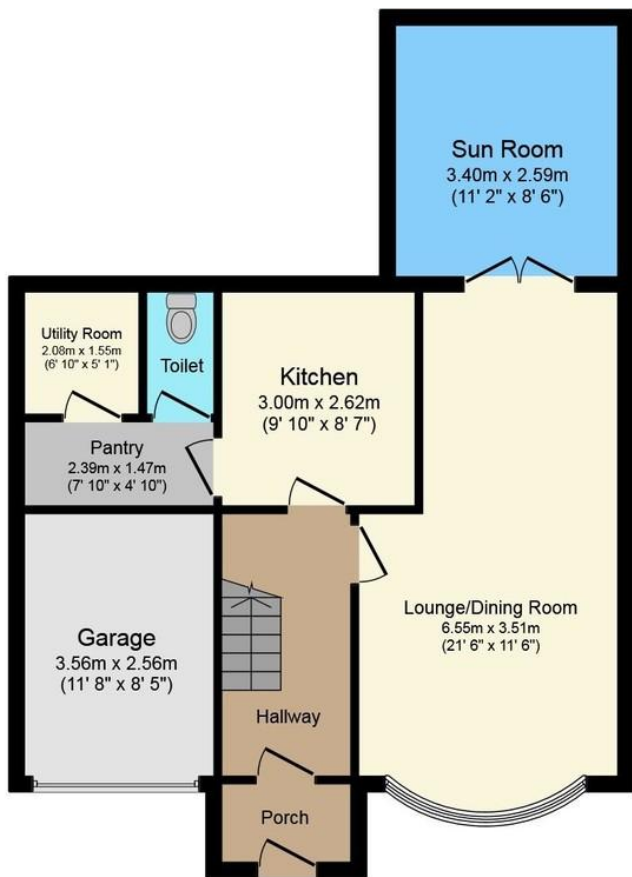
7' 8" x 7' 3" (2.34m x 2.21 m) A spacious bathroom with three-piece suite comprising a low-level WC, sink cabinet unit and double shower cubicle with rainfall style showerhead, floor-to-ceiling splashback tiling, storage cupboard, wall-mounted chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the rear elevation.

EXTERNAL

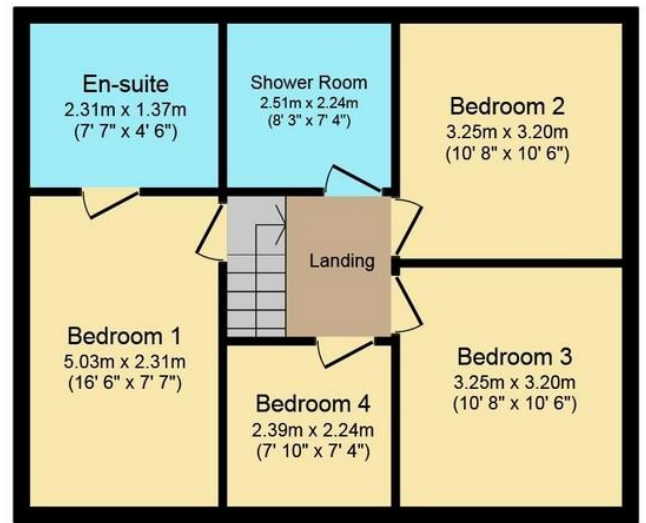
The front forecourt garden is laid to tarmac, slab and block paving, providing driveway parking for two vehicles. A side gate provides access to the fully enclosed, private rear garden with raised decked seating area, attractive mature planting in raised beds, a shed and a central area with shingle and patio slabs.

Tendure -
Council Tax band - C
EPC Grade - D





Ground Floor



First Floor

Total floor area 118.9 sq. m. (1,280 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

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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.