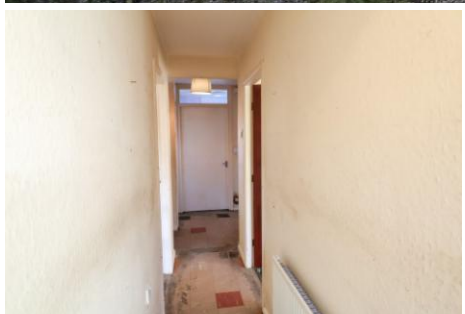


87 Highfield Road, Glossop, Derbyshire, SK13 8NZ



- NO VENDOR CHAIN
- Ground Floor Flat
- Refurbishment Required
- Front & Rear Gardens
- Two Double Bedrooms

- Entrance Hallway
- Spacious Lounge
- Excellent First Home
- Close to Glossop Town Centre
- Spacious Accommodation

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this spacious ground floor flat situated just a short distance from Glossop Town Centre.

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 would benefit from refurbishment and would make the ideal first home or buy to let investment. The accommodation is spacious and in brief comprises; Entrance Hallway, Spacious Lounge, Kitchen, Wet Room and Two DOUBLE Bedrooms.

Externally there are both private front and rear gardens, enjoying countryside views.

Viewing is highly recommended.



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ENTRANCE HALLWAY

External uPVC door to hallway with two ceiling light points, under stair storage area, header tank cupboard and internal door through to the ground floor accommodation.

LOUNGE

14' 7" x 12' 4" (4.44m x 3.76m) A generous sized lounge with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, gas fire, TV aerial point.

BEDROOM ONE

12' 5" x 8' 7" (3.78m x 2.62m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, TV aerial point.

BEDROOM TWO

11' 8" x 11' 2" (3.56m x 3.4m) uPVC double glazed patio doors providing access to the rear garden with views of nearby countryside, ceiling light point, wall mounted radiator.

KITCHEN

9' 2" x 8' 8" (2.79m x 2.64m) A range of high and low fitted kitchen units with contrasting worksurfaces, splashback tiling, eye level oven, four ring hob with over hob extractor fan, integrated fridge, plumbing for automatic washing machine, stable timber door providing access to the rear garden and uPVC double glazed window to the rear elevation with countryside views.

BATHROOM

A wet room style bathroom with pedestal sink unit and w/c, shower, splashback tiling, wall mounted radiator, ceiling light point, uPVC double glazed window to the rear elevation.

EXTERNAL

The accommodation occupies the ground floor and enjoys a private front garden and good sized rear garden enjoying countryside views with property access via the patio doors.

Tenure

Annual Ground Rent

Annual Ground Rent Review Period

Service Charge

Council Tax Band

EPC Rate



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.