

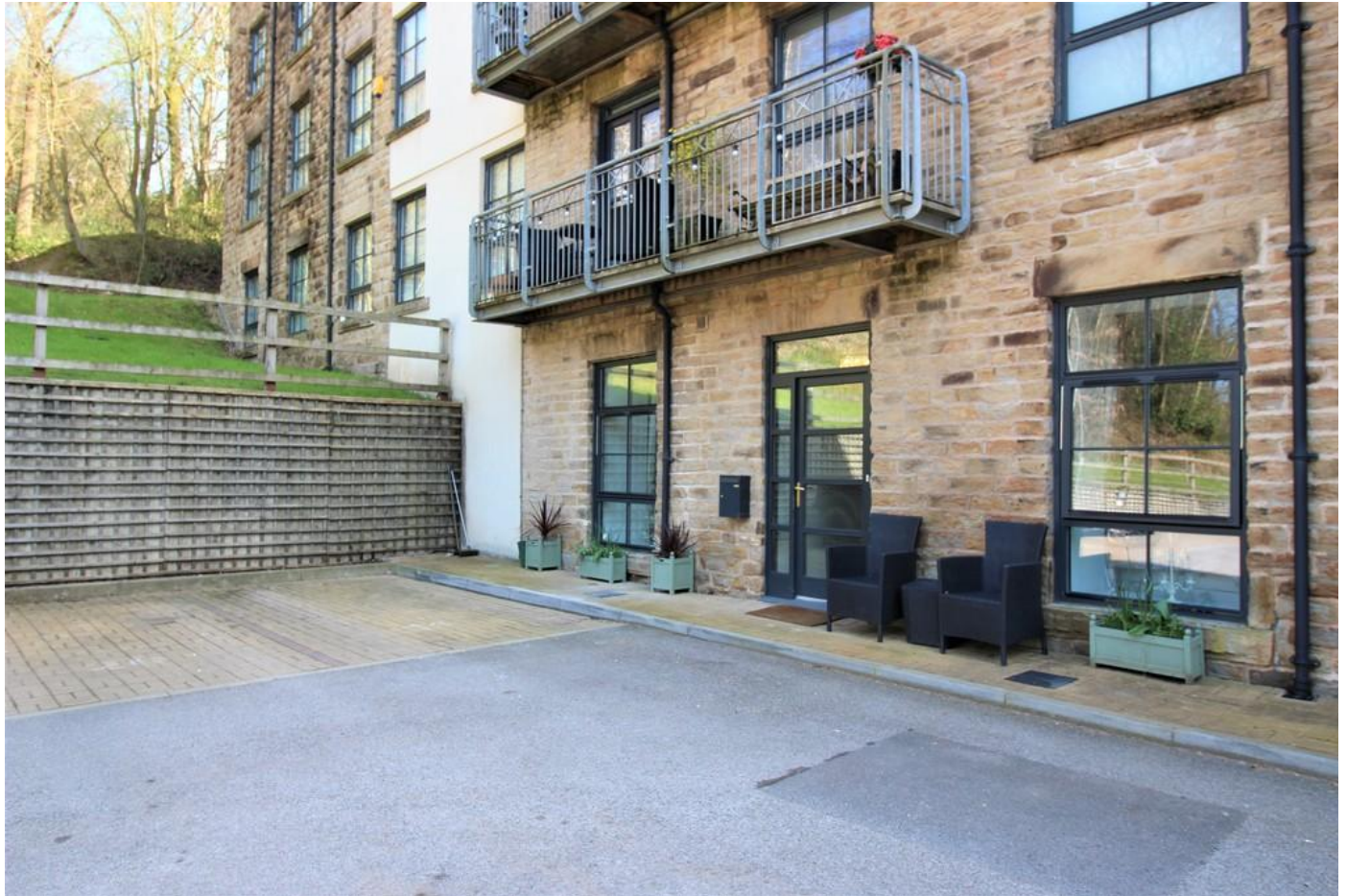


# STEPPING STONES

SALES AND LETTINGS

Asking Price  
£180,000

**14 Kinderlee Mill North, Chisworth, Glossop, SK13 5DB**



- NO VENDOR CHAIN
- Lovely Riverside Development
- Two DOUBLE Bedrooms
- Allocated Parking Space
- Spacious Bathroom
- Ground Floor Apartment
- Ideally located for Marple or Glossop
- Open plan Lounge / Dining / Kitchen
- NO VENDOR CHAIN
- EPC Rating C

# 14 Kinderlee Mill North, Chisworth, Glossop, SK13 5DB

## MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this beautifully presented ground floor apartment situated within the desirable Kinderlee Mill Conversion.

The development sits within woodland surroundings and is just a short distance from both Glossop and Marple where a host of local shopping and leisure facilities can be located along with direct rail links into Manchester City Centre.

Presented to Show Home Condition the property offers spacious accommodation at a ground floor level with parking directly outside its own private entrance door. This property is an ideal first time buyer home, second low maintenance home for those with holiday or secondary homes or buy to let investors.

In brief the internal accommodation comprises; Open plan Lounge / Dining / Kitchen, Internal Hallway, Two DOUBLE Bedrooms and Spacious Bathroom. Viewing highly recommended



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## OPEN PLAN LOUNGE/DINING

16' 10" x 16' 5" (5.13m x 5m) LOUNGE - uPVC double glazed large window to the front elevation, uPVC double glazed entrance door, TV aerial point, wall mounted radiator, ceiling light point.

DINING - Ceiling light point, internal door to Hallway.

## KITCHEN

8' 2" x 6' 1" (2.49m x 1.85m) KITCHEN - A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling. Integrated fridge and freezer, electric oven and hob with over hob extractor fan, washer/dryer, 11/2 Stainless Steel sink and drainer unit with mixer tap, ceiling light point.

## INNER HALLWAY

11' 1" x 3' 1" (3.38m x 0.94m) Ceiling light point, wall mounted radiator, central heating thermostat, consumer unit.

## BEDROOM ONE

12' 1" x 11' 2" (3.68m x 3.4m) A spacious double bedroom with large uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point

## BEDROOM TWO

14' 4" x 10' 7" (4.37m x 3.23m) A further double bedroom with large uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

## BATHROOM

8' 4" x 7' 9" (2.54m x 2.36m) A spacious bathroom with modern three piece suite comprising of w/c, pedestal sink unit with mixer tap and bath with over bath shower. Splash back tiling, large wall mounted mirror, wall mounted heated chrome towel rail, extractor fan, ceiling light point.

## EXTERNAL

The property enjoys an outdoor area directly in front of the property perfect for BBQ's and sitting out.

1 x allocated parking space and visitor parking

Tenure - Leasehold

Annual Ground Rent - £125 per annum

Service Charge - £311.52

Council Tax Band - B

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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