

15 Birchside Avenue, Glossop, Derbyshire, SK13 7BW



- FREEHOLD
- Spectacular Countryside Views
- Extended Semi Detached Family Home
- Entrance Hallway with w/c & storage
- Lounge
- Kitchen/Diner
- Versatile Second Reception
- Three Bedrooms
- Family Bathroom
- Parking & Private Garden

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MAIN DESCRIPTION

FREEHOLDDESIRABLE SPIRE HOLLIN LOCATION***

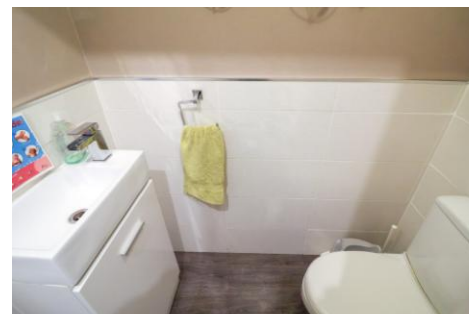
Stepping Stones are delighted to offer for sale this beautifully presented extended semi-detached family home situated within a child friendly cul-de-sac position within the desirable and sought after Spire Hollin area of Glossop

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.

This lovely home enjoys spectacular countryside views with adjoining open countryside on the doorstep. The property has been tastefully decorated, well maintained and extended to provide a fabulous family space which in brief comprises; Entrance Hallway with Cloak Store and W/C, Lounge, Kitchen/Diner and Reception Two to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally there is a front garden and driveway with gated side access to a private and fully enclosed rear garden with lawn and patio areas.

This is an ideal home for those with a small to medium family looking to upsize or a downsizing property for those coming from a larger family home.



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ENTRANCE HALLWAY

External door to hallway with wall mounted radiator, ceiling spotlights, internal door to cloakroom and downstairs WC.

GROUND FLOOR W/C

5' 1" x 2' 9" (1.55m x 0.84m) A two piece suite comprising; low-level WC and sink cabinet unit, splashback tiling, ceiling light point.

KITCHEN/DINER

16' 8" x 8' 7" (5.08m x 2.62m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated appliances comprise of integrated washing machine, tall fridge freezer, electric oven and four ring gas hob with over hob extractor fan, ceiling spotlights, uPVC double glazed window to the front elevation, wall mounted radiator, opening through to side extension.

SECOND RECEPTION

23' 1" x 11' 2" (7.04m x 3.4m) A very spacious room with 3 x Velux windows, uPVC double glazed patio doors providing access to the rear garden with far-reaching countryside views and garden aspect, uPVC double glazed window to the front elevation, wall mounted radiator.

LOUNGE

15' 2" x 10' 5" (4.62m x 3.18m) Stepping down from hallway is this cosy lounge with sliding patio doors providing access to the rear garden with spectacular far-reaching countryside views, wall mounted radiator x 2, ceiling light point.

LANDING

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



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MAIN BEDROOM

12' 8" x 10' 0" (3.86m x 3.05m) A double bedroom with 2 x uPVC double glazed windows to the rear elevation with far-reaching countryside views, fitted wardrobes to one wall, ceiling light point, wall mounted radiator.



BEDROOM TWO

12' 7" x 8' 5" (3.84m x 2.57m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BEDROOM THREE

9' 6" x 6' 5" (2.9m x 1.96m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



BATHROOM

8' 6" x 5' 5" (2.59m x 1.65m) A three-piece suite comprising; closed couple WC and sink cabinet unit and shower bath with over bath rainfall and handheld shower heads, splashback tiling, floor to ceiling wall mounted chrome heated towel rail, ceiling spotlights, uPVC double glazed window to the rear elevation.



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

Tenure - FREEHOLD

Council Tax Band - C

EPC Rate - Awaiting



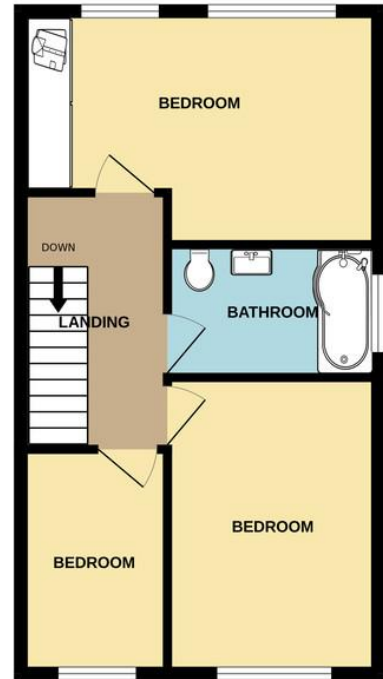
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GROUND FLOOR



1ST 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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