

34 Mossy Lea Drive, Old Glossop, Glossop, SK13 7SX



- Desirable Old Glossop Location
- Sought-After Exclusive Development
- Attractive Stone Terrace
- Ground Floor w/c
- Open Plan Lounge/Dining/Kitchen
- Two Double Bedrooms
- Private Parking for Two Vehicles
- Private Enclosed Rear Garden
- Edge of Breath Taking Countryside
- EPC Grade B

34 Mossy Lea Drive, Old Glossop, Glossop, SK13 7SX

MAIN DESCRIPTION

HISTORIC OLD GLOSSOP VILLAGE LOCATION

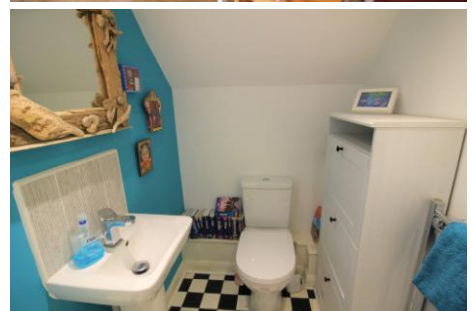
Stepping Stones are delighted to offer for sale this well-presented stone property situated within this desirable Old Glossop Development at the foot of spectacular open countryside and doorstep walks.

Renowned as the Gateway to the Peaks, this characterful village boasts a village pub, a pretty square, surrounded by a cluster of 17th and 18th century cottages, a 13th century cross and a wonderful Norman church. The larger neighbouring town of Glossop offers a good selection of shops, restaurants, and pubs together with an 18-hole golf course and direct rail link into Manchester City Center along with numerous doorstep scenic walks.

Built in 2018 and with quality fixtures and fittings this is the perfect choice for those who are looking for a low maintenance property on the edge of stunning open countryside. The internal accommodation is tastefully decorated throughout and in brief comprises; Entrance Hallway, Ground Floor WC, Lounge/Kitchen/Diner to the ground floor, with Two Double Bedrooms and Bathroom to the first floor.

Externally to the front there is a walled and gated garden with two private parking spaces to the rear along with a private and fully enclosed rear garden with a patio and lawned areas.

Excellent EPC B Rating



34 Mossy Lea Drive, Old Glossop, Glossop, SK13 7SX

ENTRANCE HALLWAY

External door to hallway with consumer unit, wall mounted radiator, ceiling light point, internal doors to the ground floor accommodation.

GROUND FLOOR W/C 4' 8" x 4' 4" (1.42m x 1.32m)

A spacious w/c with a two-piece suite comprising of low-level WC, pedestal sink unit, splashback tiling, ceiling spotlights, extractor fan, wall mounted chrome heated towel rail.

OPEN PLAN LOUNGE KITCHEN DINER

Lounge area with uPVC double glaze window to the front elevation, wall mounted radiator, ceiling light point, TV aerial point, opening through to kitchen diner.

13.7 x 10.0

Kitchen area with a range of high and low fitted kitchen units with contrasting splashback worksurfaces, integrated electric oven, four ring gas hob and over hob extractor fan, integrated tall fridge freezer, full-size dishwasher, washer dryer, uPVC double glazed window and patio doors providing access to the rear garden, ceiling spotlights.

8.5 x 14.7

LANDING

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

MAIN BEDROOM 14' 8" x 9' 4" (4.47m x 2.84m)

A generous double bedroom with 2 x uPVC double glazed windows to the rear elevation, fitted closet and boiler housing, wall mounted radiator x 2, TV aerial point, ceiling light point.

BEDROOM TWO 13' 7" x 7' 7" (4.14m x 2.31m)

A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

BATHROOM 6' 8" x 6' 6" (2.03m x 1.98m)

A three-piece suite comprising off close coupled WC and sink unit and bath with over bath shower, uPVC double glazed window, splashback tiling, Wall mounted chrome heated towel rail.

EXTERNAL

FRONT - A forecourt lawned garden fully enclosed

REAR - A private and fully enclosed rear garden with patio and lawned areas.

Tenure - Leasehold

Annual Ground Rent - £65.00 per annum

Council Tax Band - C

EPC Rate - B



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.