

**1 Calow Close, Gamesley, Glossop, Derbyshire, SK13 6HB**



- FREEHOLD & NO VENDOR CHAIN
- Three Double Bedrooms
- Entrance Hallway
- Downstairs WC
- True Kitchen/Diner

- Front enclosed garden
- Large rear paved garden
- Close Proximity to Amenities
- Countryside Views
- Perfect Family Home

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## MAIN DESCRIPTION

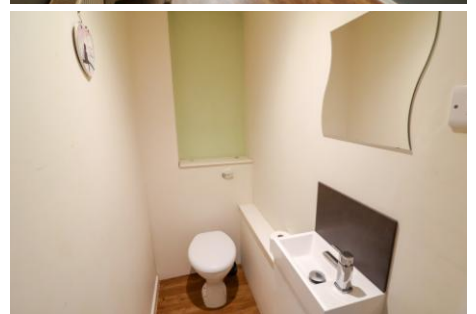
### \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*

Stepping Stones are delighted to offer for sale this generous end terraced family home situated on the edge of the Gamesley Development close to Cottage Lane. The property is in close proximity to the local doctors surgery, local shop, Railway Station and Lovely Countryside Walks.

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 generous home offers three double bedrooms, fully enclosed rear paved garden and great internal accommodation comprising; Entrance Hallway, WC, Kitchen/Diner and Lounge to the ground floor and Three DOUBLE Bedrooms and Three Piece Family Bathroom to the first floor.

Externally there is a paved garden to the rear and an enclosed front lawned garden with path leading to the front door, with ample shared parking to the front of the property. This is a lovely family home and viewing is highly recommended.



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## ENTRANCE HALL

uPVC double glazed entrance door to hallway, wall mounted radiator, understair storage cupboard, turn stair to the first floor accommodation, ceiling light point, ground floor WC, cloak cupboard and internal door to ground floor accommodation.

## GROUND FLOOR WC

6' 3" x 2' 9" (1.91m x 0.84m) two-piece suite comprising; low-level WC, sink cabinet unit and ceiling light point.

## KITCHEN/DINER

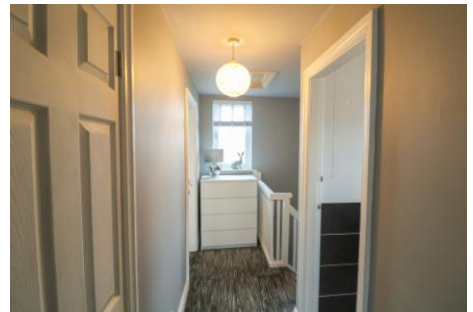
23' 3" x 7' 2" (7.09m x 2.18m) A range of high and low level fitted kitchen units with contrasting worksurfaces and splashback tiling, plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap, integrated full-size dishwasher, electric oven and four ring electric hob, space for tall fridge freezer, uPVC double glazed window to the front elevation, ceiling light point, storage cupboard housing consumer unit and gas and electric meters, opening through to a generous dining space with wall mounted radiator, ceiling light point, patio door providing access to the rear garden.

## LOUNGE

13' 0" x 11' 9" (3.96m x 3.58m) A generous sized lounge with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, TV aerial point.

## LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, storage cupboard, uPVC double glazed window to the front elevation with countryside views, internal doors to the first floor accommodation.



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## MAIN BEDROOM

11' 3" x 9' 4" (3.43m x 2.84m) A generous double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



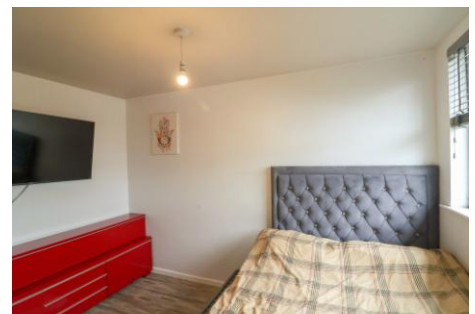
## BEDROOM TWO

9' 7" x 8' 0" (2.92m x 2.44m) A further generous double bedroom, uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, fitted double floor to ceiling mirror wardrobes.



## BEDROOM THREE

11' 3" x 6' 8" (3.43m x 2.03m) Another generous double bedroom, uPVC double glazed window to the front elevation, wall mounted radiator ceiling light point, storage cupboard.



## BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m) A three-piece suite comprising; WC, pedestal sink unit and bath with over bath shower, floor to ceiling splashback tiling, ceiling light point, uPVC double glazed window to the rear elevation.



## EXTERNALLY

REAR - Large, south-east facing garden to the rear of the property which is fully enclosed and paved.

FRONT – Fully enclosed front garden with storage shed.

n.b there is ample parking available to the front of the property which is shared with neighboring homes.



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## DISCLAIMER

Tenure - Freehold  
Council Tax Band - A  
EPC Rate - C



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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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