

**19 Bowden Road, The Heath, Glossop, Derbyshire, SK13 7BD**



- FREEHOLD
- Desirable & Sought After Location
- Elevated Position with Far Reaching Views
- Three DOUBLE Bedrooms
- Three Reception Rooms
- Large uPVC Conservatory
- Utility Room & Double Garage
- Wrap Around Bee & Bird Friendly Garden
- Off Road Parking for several Vehicles
- Flooded with Natural Light
- Beautiful Family Home



# 19 Bowden Road, The Heath, Glossop, Derbyshire, SK13 7BD

## MAIN DESCRIPTION

### \*\*\*FREEHOLD & FAR-REACHING ELEVATED VIEWS\*\*\*

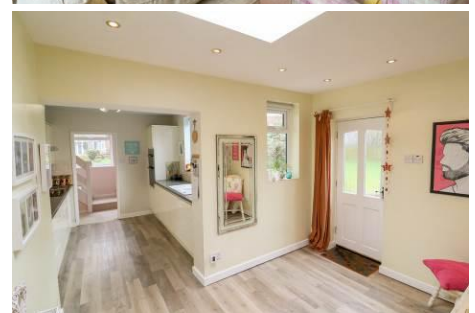
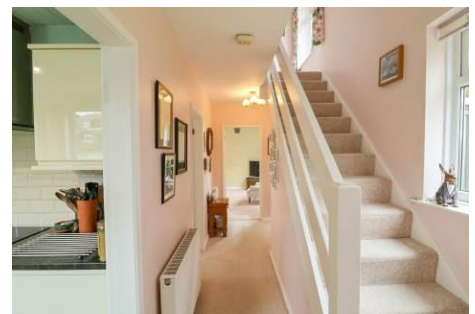
Stepping Stones are delighted to offer for sale this beautiful Detached Family Home situated in a sought after and elevated position enjoying spectacular far reaching 360° countryside views.

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 is flooded with natural light from the large windows and offers spacious family accommodation which in brief comprises; Spacious Entrance Porch/Boot Room, Entrance Hallway, Ground Floor w/c, Spacious Lounge with dual aspect windows, Dining Room, Conservatory, Modern Kitchen with appliances, Reception Hallway ideal for a secondary dining area/office or playroom, Utility Room and integral Double Garage to the ground floor. The first floor has Three DOUBLE Bedrooms, and Family Bathroom, the main bedroom could be sectioned into two rooms to create a fourth bedroom if required.

Externally there is a large Bee and Bird friendly wraparound, well stocked garden, with mature planting, pond, lawn and patio areas and water tap and lean too for storage. Gated side access to the driveway with off road parking for several vehicles, a double garage with power and lighting and an aluminium greenhouse, outdoor power sockets in the rear garden and driveway and an outside garden tap.

This is a fantastic corner plot property with already generous accommodation but with the scope to extend further if required.



# 19 Bowden Road, The Heath, Glossop, Derbyshire, SK13 7BD

## ENTRANCE PORCH

10' 9" x 3' 8" (3.28m x 1.12m) A generous entrance porch with external door, tiled flooring, ceiling light points, uPVC double glazed window to the front elevation with far-reaching countryside views, external door through to hallway.



## ENTRANCE HALLWAY

Stairs to the first-floor accommodation, understairs storage cupboard, internal doors through to the ground floor, wall mounted radiator, ceiling light point.



## GROUND FLOOR W/C

5' 9" x 3' 0" (1.75m x 0.91m) Floor WC a two-piece suite comprising WC and sink wall mounted radiator floor to ceiling splash back tiling uPVC double glazed window to the side elevation.



## LOUNGE

17' 1" x 13" (5.21 m x 3.96m) A generous sized lounge with uPVC double glazed floor to ceiling windows to the front elevation and patio doors to the rear, wall mounted radiator, 2 x ceiling light points, Gas coal effect fire and fire surround and TV aerial/satellite point.



## DINING ROOM

10' 7" x 8' 9" (3.23m x 2.67m) Dining room opening through to conservatory, wall mounted radiator, ceiling light point, kitchen serving hatch.



## CONSERVATORY

12' 2" x 11' 7" (3.71m x 3.53m) Accessed via the dining room with wall mounted radiator x 2, uPVC double glazed, 2 x wall light points, patio doors providing access to the rear garden with far-reaching spectacular countryside views. Roof has an opening skylight window.





# 19 Bowden Road, The Heath, Glossop, Derbyshire, SK13 7BD

## KITCHEN

10' 7" x 8' 9" (3.23m x 2.67m) A range of high and low fitted high gloss kitchen units with contrasting worksurfaces and splash back tiling, integrated eye level oven and grill, pull-out larder unit, integrated fridge, full-size dishwasher, four ring induction hob with overhead extractor fan, ceiling light point, uPVC double glazed window to the side elevation opening through to reception hall.



## RECEPTION HALL

10' 8" x 8' 6" (3.25m x 2.59m) A versatile area with external door from the side elevation, wall mounted radiator, skylight, ceiling spotlights, steps through to the utility room, uPVC double glazed window. Could be used as a secondary dining room/play room or study area.



## UTILITY ROOM

15' 7" x 5' 3" (4.75m x 1.6m) A generous room with wall mounted Belfast sink, Ideal combination boiler which is serviced and within warranty, plumbing for automatic washing machine and space for external door providing access to the side and rear garden, double glazed window providing far-reaching countryside views with garden aspect, ceiling spotlights, tile flooring, wall mounted radiator, internal door through to Garage.



## GARAGE

16' 5" x 14' 2" (5m x 4.32m) A double garage with ceiling light points, power points, large up and over double door.



## LANDING

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



# 19 Bowden Road, The Heath, Glossop, Derbyshire, SK13 7BD

## MAIN BEDROOM

17' 1" x 13' 0" (5.21m x 3.96m) A very generous double bedroom with 2 x uPVC double glazed windows to the front and rear elevations with spectacular countryside views, wall mounted radiator x 2, ceiling light point, as it is such a large room, it could be split into two separate rooms if required.



## BEDROOM TWO

11' 0" x 9' 2" (3.35m x 2.79m) A further generous double bedroom with uPVC double glazed window to the rear elevation with far-reaching countryside views, elevated wall mounted radiator, ceiling light point.



## BEDROOM THREE

10' 8" x 9' 0" (3.25m x 2.74m) A further double bedroom with uPVC double glazed window to the side elevation with far reaching countryside views, wall mounted radiator, ceiling light point.



## BATHROOM

8' 5" x 5' 9" (2.57m x 1.75m) A three-piece suite comprising; low level WC, pedestal sink unit, bath with over bath shower, extraction fan, floor to ceiling splash back tiling, wall mounted radiator, ceiling spotlights, uPVC double glazed window to the side elevation.



## EXTERNALLY

Externally there is a large Bee and Bird friendly wraparound garden with mature planting, pond, lawn and patio areas and water tap and lean too for storage. Gated side access to the driveway and a double garage with power and lighting and an aluminium greenhouse, outdoor power sockets in the rear garden and driveway and an outside garden tap. The driveway offers off road parking for several vehicles.



This is a fantastic corner plot property with already generous accommodation but with the scope to extend further if required.

Tenure – Freehold \* Council Tax Band – E \* EPC Rate - tbc



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.  
Made with Metropix ©2024

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.