

14 Holly Bank, Shirebrook Park, Glossop, Derbyshire, SK13 8TS



- Semi Detached Family Home
- Popular Shirebrook Park Location
- Four Bedrooms
- Two Bathrooms
- Large open plan Kitchen/Diner
- Conservatory
- Private Garden
- Garage & Off Road Parking
- Desirable Location
- Countryside Views

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

Stepping Stones are delighted to offer for sale this substantial family home situated within a cul-de-sac location within the desirable Shirebrook Park Development in 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.

The internal accommodation is well presented throughout and in brief comprises; Entrance Hallway, Lounge, Kitchen/Diner, Integral Garage with Utility space and Conservatory to the ground floor. To the first floor are Four Bedrooms (Three Double) and En-suite to the main.

Externally there is a front lawned garden and driveway for off road parking leading to a garage. The rear garden is fully enclosed and private, with patio and lawn areas.



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ENTRANCE HALLWAY

uPVC double glazed entrance door to hallway with ceiling light point, stairs to the first-floor accommodation, wall mounted radiator, internal door to the ground floor.

LOUNGE

13' 6" x 12' 6" (4.11m x 3.81m) Generous sized lounge with uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, TV aerial point, double doors providing access to the kitchen diner.

KITCHEN/DINER

25' 0" x 10' 1" (7.62m x 3.07m) A generous space with a range of high and low fitted kitchen units with contrasting worksurfaces, solid oak and splashback tiling, eyelevel oven and grill, five ring gas hob with overhead extractor fan under cupboard lighting, full-size dishwasher, integrated fridge, ceiling spotlights, uPVC double glazed window to the rear elevation opening through to a generous sized dining area with understairs storage, ceiling light point, patio doors with access to the rear garden and through to the conservatory.

GARAGE

17' 0" x 8' 2" (5.18m x 2.49m) Integral garage with electric roller shutter door, plumbing for automatic washing machine space or condensing dryer, wall mounted Worcester combination boiler, consumer unit and meter points.

CONSERVATORY

9' 5" x 7' 3" (2.87m x 2.21m) uPVC double glazed conservatory to the rear elevation, wall mounted heater to wall, light points.

LANDING

Stairs from the ground to the first floor, loft access points, x 2 ceiling light point.



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MAIN BEDROOM

9' 6" x 8' 0" (2.9m x 2.44m) A double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, fitted double mirrored wardrobe, wall mounted radiator, x2 wall light points, internal door to ensuite, ceiling light points.



ENSUITE

10' 0" x 4' 7" (3.05m x 1.4m) A three-piece suite comprising low-level WC, sink drawer unit and shower, splashback tiling and splashback shower boarding, wall mounted chrome heated towel rail, uPVC double glazed window to the side elevation, ceiling spotlights, extraction fan.



BEDROOM TWO

12' 4" x 9' 6" (3.76m x 2.9m) A further generous double bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, triple wardrobe, ceiling light points.



BEDROOM THREE

11' 5" x 10' 0" (3.48m x 3.05m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, TV aerial point, high speed gigabit Internet connection making it suitable to be used as an office if required.



BEDROOM FOUR

8' 7" x 6' 1" (2.62m x 1.85m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, storage cupboard.



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BATHROOM

14' 7" x 5' 5" (4.44m x 1.65m) A very generous bathroom with a four-piece suite comprising sink and WC combination unit with storage cupboard, double shower with handheld and rainfall showerhead, recessed storage, floor-to-ceiling splashback tiling, wall mounted chrome heated towel rail x 2, led mirror. uPVC double glazed windows to the rear elevation, spa jacuzzi bath with mixer tap and shower, lights and extraction fan.

EXTERNALLY

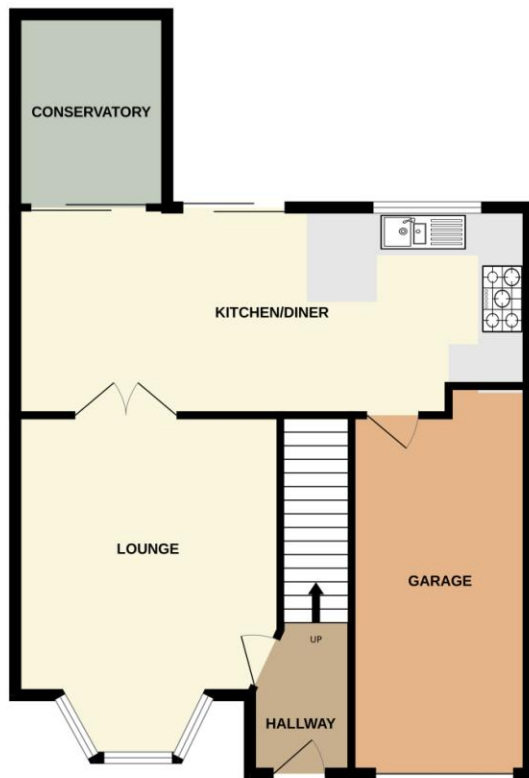
Externally there is a front lawned garden and driveway for off road parking leading to a garage. The rear garden is fully enclosed and private, with patio and lawn areas.

DISCLAIMER

Tenure Leasehold
Annual Ground Rent - £175 p.a
Council Tax Band - D
EPC Rate - D



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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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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