

49 Whitfield Avenue, Glossop, Derbyshire, SK13 8JZ



- *****FREEHOLD*****
- End Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Modern Family Bathroom
- Conservatory
- Very Large Corner Plot
- Off Road Parking
- Close to Glossop Town Centre
- Stunning Countryside Views

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MAIN DESCRIPTION

FREEHOLD

Stepping Stones are delighted to present for sale this immaculately presented family home occupying a much larger than average corner plot in an elevated position within a quiet cul-de-sac location close to Glossop Town Centre.

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 has been well cared for and maintained and offers a fantastic space for family living inside and out. The external gardens are extensive and include lawns and a variety of patio areas to enjoy the sun from morning to evening and the stunning views.

The internal accommodation has been very well maintained and is tastefully decorated throughout with quality fixtures and fittings. In brief the internal accommodation comprises; Entrance Hallway with Cloak Room, Spacious Lounge, Conservatory, Dining Room and Kitchen to the ground floor and Three Bedrooms and Spacious Family Bathroom to the first floor.

In addition to the gardens there is off road parking.

This lovely home would be ideal for a couple or family and would also be of interest to a builder who may wish to develop the side garden subject to planning as both house and side plot are on separate title deeds. Viewing is highly recommended.



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ENTRANCE HALLWAY

5' 8" x 3' 7" (1.73m x 1.09m) External door to hallway with uPVC double glazed window to the front elevation and internal door to two generous size storage cupboards, stairs to the first floor accommodation, ceiling spotlights, internal door to lounge.

LOUNGE

17' 8" x 10' 6" (5.38m x 3.2m) A generous size lounge with uPVC double glazed window to the front elevation with far-reaching countryside views, sliding double glazed patio doors to conservatory, two ceiling light points, multi fuel burning stove, fitted storage and shelving, TV aerial point, internal door through to kitchen diner.

CONSERVATORY

11' 11" x 11' 4" (3.63m x 3.45m) uPVC double glazed conservatory to the rear elevation with wall mounted radiator, ceiling fan, light power points and uPVC double glazed patio doors providing access to the rear garden.

KITCHEN

8' 3" x 8' 2" (2.51m x 2.49m) Archway through to a comprehensive fitted kitchen with high and low units, solid oak worksurfaces, integrated appliances comprising eyelevel double oven, microwave, slimline dishwasher, tall fridge freezer and washing machine. Four ring gas hob with overhead extractor fan, under cupboard lighting, splashback tiling, stainless steel sink with mixer tap, ceiling light point, uPVC double glazed window to the front elevation.

DINING ROOM

11' 8" x 8' 7" (3.56m x 2.62m) uPVC double glazed window and patio doors providing access to the rear garden, dining area with over table down lighters, wall mounted radiator.



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LANDING

Stairs from the ground to the first floor, loft access point, ceiling spotlights.

MAIN BEDROOM

11' 4" x 10' 11" (3.45m x 3.33m) Double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, spacious storage cupboard.

BEDROOM TWO

12' 0" x 8' 9" (3.66m x 2.67m) A further double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, wall mounted TV aerial point.

BEDROOM THREE

10' 11" x 6' 5" (3.33m x 1.96m) Bedroom three to the rear elevation with uPVC double glazed window, wall mounted radiator, ceiling light point.

BATHROOM

11' 11" x 5' 6" (3.63m x 1.68m) Bathroom suite comprising low-level WC, sink cabinet unit and bath with over bath shower, 2uPVC double glazed windows to the rear elevation, ceiling spotlights, under floor heating ceiling light point, wall mounted combination boiler.



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EXTERNALLY

A very spacious & secure corner plot fenced and gated with the benefit of an additional large side garden enjoying stunning elevated views of the surrounding countryside.

FRONT - lawned front garden with steps providing access to the front entrance hallway and raised patio.

SIDE - mainly laid to lawn garden with established planting sweeping to rear garden with raised patio area, pond, outside lighting and power points.

ADDITIONAL SIDE GARDEN- Gated off road parking leading to an additional large side private garden with shed, wood store and patio seating area.

DISCLAIMER

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

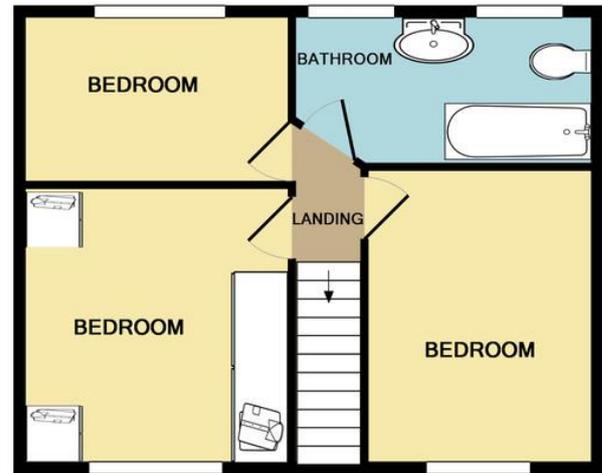
Council Tax Band - A

EPC Rate - D





GROUND FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1022 SQ.FT. (94.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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