

**28 Croft Manor, Shirebrook Park, Glossop, SK13 8PP**



- NO VENDOR CHAIN
- Shirebrook Park Location
- Semi Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Entrance Hallway
- Spacious Lounge
- Woodland Aspect to Front
- Front & Rear Private Gardens
- Off Road Parking for several Vehicles

# 28 Croft Manor, Shirebrook Park, Glossop, SK13 8PP

## MAIN DESCRIPTION

### \*\*\*NO VENDOR CHAIN\*\*\*

Stepping Stones are delighted to offer for sale this two bedroom semi detached bungalow situated at the beginning of 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.

This is the ideal downsizing property that has been well cared for and is well presented throughout with the internal accommodation in brief comprising; Entrance Hallway, Lounge, Inner Hallway, Kitchen, Two Bedrooms, Shower Room and Conservatory.

Externally there is off road parking for at least two vehicles, front lawn garden and rear low maintenance enclosed patio garden.



# 28 Croft Manor, Shirebrook Park, Glossop, SK13 8PP

## ENTRANCE HALL

7' 7" x 4' 1" (2.31m x 1.24m) uPVC front door leading to entrance hall with large storage cupboard housing boiler and gas and electric meters, wall mounted radiator, ceiling light point, and power socket.



## LOUNGE

16' 1" x 10' 7" (4.9m x 3.23m) uPVC double glazed bay window to the front elevation, wall mounted radiator, gas coal effect fire, ceiling light.



## KITCHEN

12' 8" x 12' 2" (3.86m x 3.71m) Spacious newly fitted kitchen with a comprehensive mix of high and low units, contrasting worksurfaces, 4 ring gas hob oven, stainless steel kitchen sink with mixer tap, uPVC window to side elevation and door with access to side of property, splashback tiling, spotlights to ceiling, power sockets, breakfast bar area, space for fridge freezer, space for dishwasher or washing machine, wall mounted radiator.



## MAIN BEDROOM

11' 7" x 9' 1" (3.53m x 2.77m) A spacious bedroom with fitted wardrobes floor to ceiling and dressing area, window to rear elevation, wall mounted radiator, ceiling light point.



## BEDROOM TWO

10' 0" x 8' 6" (3.05m x 2.59m) A second spacious room that could be either a second bedroom or an additional sitting room, uPVC doors leading to Conservatory, ceiling light points, wall mounted radiator, power sockets.



## CONSERVATORY

9' 3" x 6' 4" (2.82m x 1.93m) Dwarf Wall conservatory leading onto garden, wall mounted radiator, power sockets, Polly car roof



## 28 Croft Manor, Shirebrook Park, Glossop, SK13 8PP

### EXTERNALLY

To the rear opening doors from conservatory onto private paved garden with a path to the side leading to the front of the house, outside tap, garden shed. To the front a partially lawned garden with a large driveway.

Tenure - Leasehold

Annual Ground Rent - £60.00 per annum

Term - 960 years remaining

Council Tax Band - C

EPC Rate - D



**28 Croft Manor, Shirebrook Park, Glossop, SK13 8PP**

---

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.