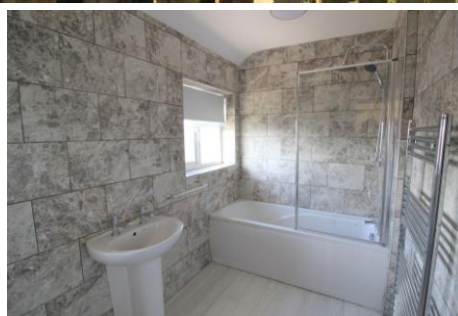


74 Whitfield Avenue, Glossop, Derbyshire, SK13 8JZ



- NO VENDOR CHAIN
- Three Double Bedrooms
- Fully Refurbished Throughout
- Spacious Lounge
- Modern Kitchen
- Three-piece Bathroom Suite
- Neutral Décor & Roller / Vertical Blinds throughout
- South Facing Garden
- Surrounding Countryside Views
- Viewing Highly Recommended!!

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MAIN DESCRIPTION

****NO VENDOR CHAIN** FULL REFURBISHED****

Stepping Stones are delighted to offer 'FOR SALE' this THREE BEDROOM Semi-Detached property, located 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.

The property has recently undergone a full refurbishment and is a great option for the small to medium sized family. The internal accommodation in brief comprises; Entrance Hallway, Lounge, Kitchen and Dining Room to the ground floor. To the first floor are three double bedrooms and bathroom.

Externally there is a fenced and gated front garden with side access leading to a good sized private rear garden with views.



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ENTRANCE HALL

uPVC rock door, carpet, wall mounted radiator, under stair storage housing meters, light pendant with shade, stairs leading to first floor & internal door to Lounge.

LOUNGE

18' 2" x 10' 4" (5.54m x 3.15m) A spacious lounge, carpet flooring, 2 x uPVC double glazed window - front and rear with vertical blinds, 2 x chrome curtain rail, electric feature fire, wall mounted radiator, ceiling light.



KITCHEN

11' 10" x 9' 0" (3.61m x 2.74m) A range of high and low fitted kitchen units, laminate flooring, uPVC window to rear elevation with roller blind, light fitting, electric hob, Induction hob, chrome Extractor fan, plumbing for washing machine, space for an appliance, wall mounted radiator, uPVC door leading to rear garden and internal door to Dining Room.



DINING ROOM

8' 7" x 8' 7" (2.62m x 2.62m) Laminate flooring, wall mounted radiator, uPVC window to front elevation with vertical blinds, chrome curtain rail, under stair storage cupboard, light with pendant.



LANDING

Stairs leading from the ground floor, light pendant with shade, carpet flooring.

MAIN BEDROOM

10' 9" x 11' 5" (3.28m x 3.48m) Large double Bedroom, carpet, storage cupboard over stairs, pendant light with shade, uPVC window to front elevation with vertical blinds, wall mounted radiator.



SECOND BEDROOM

12' 1" x 8' 8" (3.68m x 2.64m) A further Double Bedroom, carpet, uPVC window with vertical blinds to front elevation, pendant light with shade, wall mounted radiator.

THIRD BEDROOM

11' 0" x 6' 5" (3.35m x 1.96m) A third double Bedroom, carpet, uPVC window to rear elevation with vertical blind and countryside views, light pendant with shade, wall mounted radiator.

BATHROOM

11' 9" x 5' 7" (3.58m x 1.7m) A brand new three piece with suite, aminate flooring, tiled floor to ceiling, bath with rainfall shower & Glass shower screen, chrome towel rail, 2 x frosted windows to rear elevation with roller blinds, 2 x dimmer lights.



GARDEN

Perimeter fencing, steps leading down to front door, grassed area, path leading to rear garden.

Rear garden - Patio area, grassed area, outside tap, rear door to lead into Kitchen.

Tenure – Freehold Council Tax Band – A EPC Rate - E

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.

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Company Registration Number 10234493. VAT Registration Number 289737140.