

14 Cottage Lane, Glossop, Derbyshire, SK13 6EQ



- **DETACHED STONE COTTAGE**
- **Two Reception Rooms**
- **Two Bedrooms**
- **Private Rear Garden**
- **Close to Dinting Railway**

- **Immaculately Presented**
- **Close to Bus, Shop & Doctors**
- **Ideal for those Downsizing**
- **NO VENDOR CHAIN**
- **Viewing Recommended**

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MAIN DESCRIPTION

*****NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this immaculately presented and spacious stone detached cottage ideally situated on Cottage Lane with easy access to Glossop Town Centre, Dinting Railway Station, Local Open Countryside, local Shops, Schools, Doctors Surgery and neighboring Charlesworth Village.

This spacious home would make the perfect first-time buyer home or for those looking to downsize, it is tastefully decorated throughout and has the added bonus of a large neighboring field for those who have dogs to walk!

The internal accommodation in brief comprises; Entrance Vestibule, Lounge, Dining Room and Kitchen to the ground floor and Two Bedrooms and Shower Room to the first floor. Externally to the front of the property is a pretty stone walled and gated forecourt garden with side gated access to the rear garden. At the rear of the property is a low maintenance garden with raised flower beds and storage shed.

Viewing is highly recommended



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ENTRANCE VESTIBULE

uPVC double glazed entrance door to the front elevation, ceiling light point, internal door to lounge.

LOUNGE

13' 0" x 13' 0" (3.96m x 3.96m) A generously sized lounge with uPVC double glazed window to the front elevation, TV aerial point, wall mounted radiator, ceiling light point, internal door to dining room.

DINING ROOM

13' 2" x 10' 9" (4.01m x 3.28m) A second reception room with stairs to the first floor accommodation, uPVC double glazed window to the rear elevation, under stair storage cupboard with power and light points, ceiling light point, wall mounted radiator, telephone point, internal door to kitchen.

KITCHEN

10' 7" x 8' 3" (3.23m x 2.51m) A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling. Gas cooker point with over cooker extractor fan, Stainless Steel sink and drainer unit, wall mounted radiator, ceiling light point, uPVC double glazed windows both the side and rear elevations, uPVC double glazed external door to garden.

LANDING

Stairs from the ground floor, ceiling light point, loft access point, internal doors to the first floor accommodation.

MAIN BEDROOM

13' 4" x 12' 11" (4.06m x 3.94m) A great sized double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, original built in double wardrobe, TV aerial point.



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BEDROOM TWO

11' 5" x 7' 4" (3.48m x 2.24m) uPVC double glazed window to the rear elevation with garden view and open aspect, ceiling light point, wall mounted radiator.

BATHROOM

A three-piece suite comprising of a double shower cubical, pedestal sink unit and low-level w/c. Splash back tiling, tiled floor, ceiling spot lights, wall mounted radiator, uPVC double glazed window to the rear elevation.

EXTERNALLY

To the front of the property is a pretty stone walled and gated forecourt garden with side gated access to the rear garden. At the rear of the property is a low maintenance garden with raised flower beds and storage shed.

Tenure - Leasehold

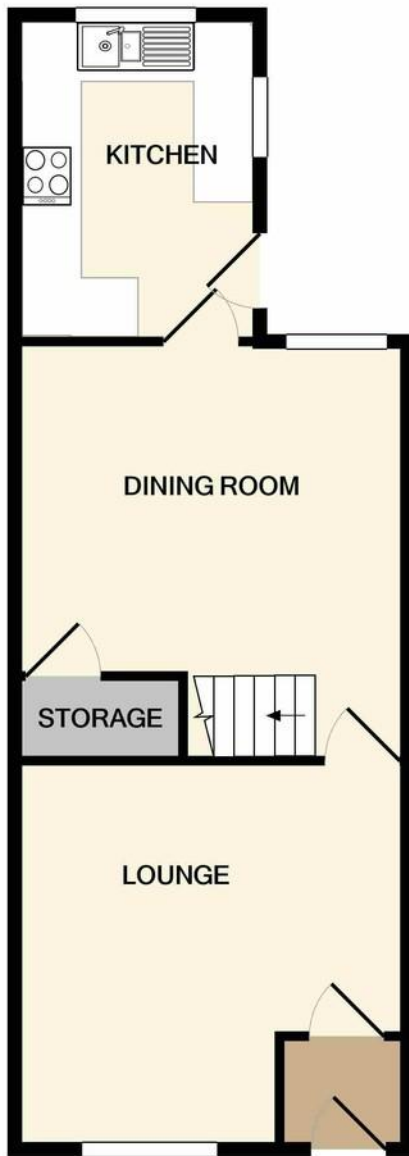
Annual Ground Rent - £1.50 per annum

Council Tax Band - B

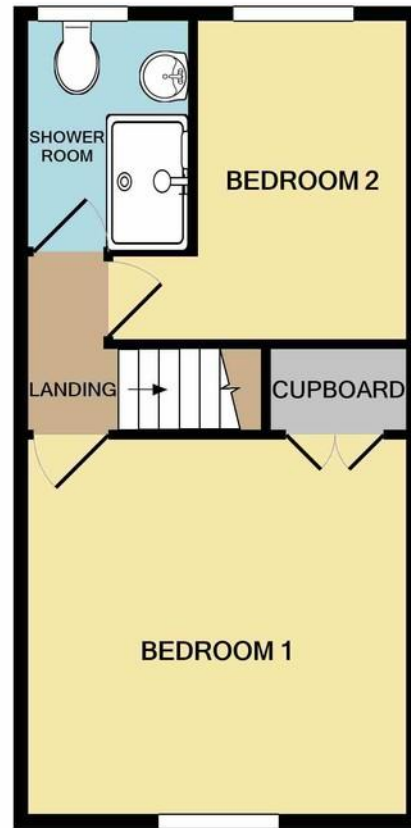
EPC Rate - E



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GROUND FLOOR



1ST FLOOR

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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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