

13 Lee Vale Drive, Charlesworth, Glossop, SK13 5HD



- ****NO VENDOR CHAIN****
- Charlesworth Village Location
- Detached Family Home
- Three Bedrooms
- Three Reception Rooms

- Beautiful Rear Garden
- Kitchen/Diner
- Driveway and Integral Garage
- Perfect Family Home
- Views

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MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this detached family home situated within the desirable Charlesworth Village in Glossop.

Charlesworth is a pretty and desirable village nestled within stunning open countryside and is just a short distance from Glossop Town, Marple Bridge and Broadbottom. This lovely village has kept its charm and village feel and offers great local shopping facilities along with a local pub offering home cooked meals.

The internal accommodation offers versatility for a small to medium sized family and in brief comprises; Entrance Porch, Entrance Hallway, Lounge, Kitchen/Diner, Dining Room/Garden Room and Integral Garage to the ground floor and Three Bedrooms and Family Bathroom to the first floor.

Externally the property enjoys a front garden and driveway and to the rear is a beautiful rear lawn garden with established and mature planting and sun deck.



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ENTRANCE PORCH

uPVC double glazed door to porch with wall light point and uPVC double glazed external door through to hallway.

ENTRANCE HALLWAY

Stairs to the first-floor accommodation, wall mounted radiator, ceiling light point, internal doors to the ground floor, under stair storage cupboard.

LOUNGE

18' 0" x 10' 4" (5.49m x 3.15m) A generous sized lounge with uPVC double glazed window to the front elevation, multi fuel burning stove, TV aerial point.

GARDEN ROOM

20' 0" x 10' 3" (6.1m x 3.12m) uPVC double glazed window and patio doors providing access to the rear garden, wall mounted radiator, opening through to a further reception room which could be formal dining/snug/office/playroom, wall mounted radiator, ceiling light point, internal door through to kitchen/diner.

KITCHEN/DINER

14' 5" x 11' 9" (4.39m x 3.58m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, eyelevel oven and grill, integrated full-sized dishwasher, four ring electric hob, ceiling spotlights x 2, wall mounted designer radiator, internal door through to Garage, uPVC double glazed window and patio doors providing access to the rear garden.

GARAGE

Up and over vehicular access door, ceiling light point, plumbing for automatic washing machine and space for condensing dryer, power points.



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LANDING

Stairs from the ground to the first floor, loft access point, internal doors to the first-floor accommodation, uPVC double glazed window to the side elevation with far-reaching countryside views, storage cupboard.



MAIN BEDROOM

10' 9" x 10' 1" (3.28m x 3.07m) A generous double bedroom with large uPVC double glazed window to the front elevation, fitted wardrobes to one wall, ceiling light point, wall mounted radiator.



BEDROOM TWO

11' 0" x 9' 0" (3.35m x 2.74m) A further double bedroom with uPVC double glazed window to the rear elevation with garden aspect and countryside views, wall mounted radiator, ceiling light point.



BEDROOM THREE

7' 0" x 6' 4" (2.13m x 1.93m) uPVC double glazed window to the side elevation with far-reaching countryside views, wall mounted radiator, ceiling light point.



BATHROOM

7' 5" x 5' 2" (2.26m x 1.57m) A three-piece suite comprising low-level w/c, pedestal sink unit and spa shower bath with over bath shower with rainfall and handheld showerheads, floor to ceiling splashback tiling, wall mounted radiator, uPVC double glazed window to the rear elevation, ceiling spotlights.



EXTERNAL

To the front is a driveway and front garden whilst to the rear is a mature and great sized rear, private and fully enclosed child friendly garden.



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DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £12 p.a

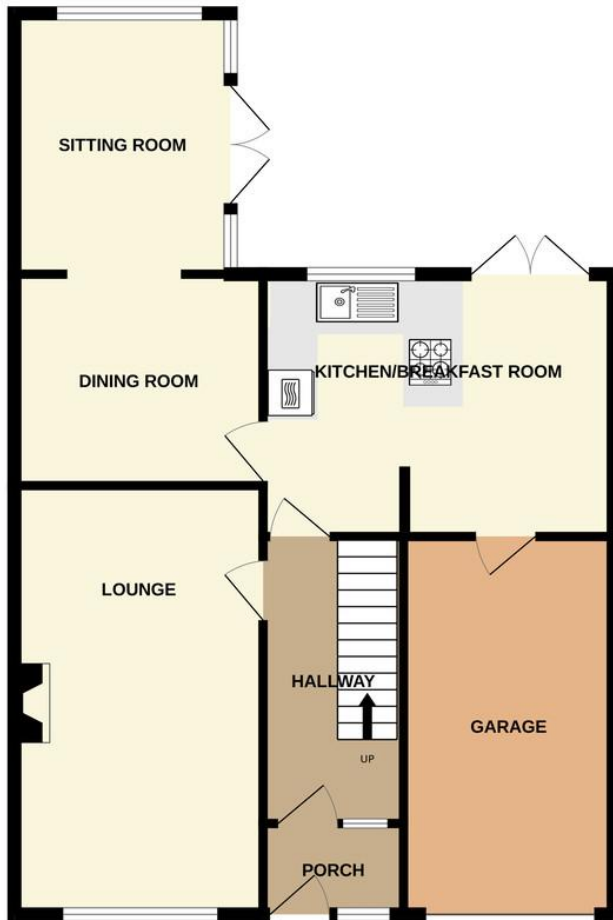
Term - 999 Years from date of build

Council Tax Band - C

EPC Rate - C

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 sq.m.) approx.

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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