

50 Werneth Road, Simmondley, Glossop, SK13 6NF



- *****FREEHOLD*****
- Detached Property
- Three Bedrooms
- Entrance Hallway & W/c
- Kitchen/Diner
- Large Garden
- Garage & Driveway for several vehicles
- Simmondley Location
- Close to local Schools and amenities
- Countryside Views

50 Werneth Road, Simmondley, Glossop, SK13 6NF

MAIN DESCRIPTION

FREEHOLD & SIMMONDLEY LOCATION

Stepping Stones are delighted to offer for sale this Detached Family Home situated within the popular Simmondley Location.

The property is in the popular residential area of Simmondley and is ideally positioned close to Simmondley Primary School and the local Co-op shopping facilities. This sought after and desirable area is on the edge of stunning open countryside and is just a short distance from Dining Railway Station and Glossop Town Centre where a host of local shopping and leisure facilities can be located along with a direct rail link into Manchester City Centre.

The internal accommodation is tastefully decorated throughout and in brief comprises; Entrance Porch, Entrance Hallway, Ground Floor w/c, Lounge and Kitchen/Diner to the ground floor and Three Bedrooms, Family Bathroom and Separate WC to the first floor.

Externally there is a private driveway and front garden, garage and side access leading to a private two-tiered garden.

This is an ideal family home.



50 Werneth Road, Simmondley, Glossop, SK13 6NF

ENTRANCE PORCH

External door to porch and internal timber and glazed door to hallway.

ENTRANCE HALLWAY

Stairs to the first floor accommodation, ceiling spotlights, wall mounted radiator, internal doors to the ground floor.

GROUND FLOOR WC

A spacious WC with two-piece suite comprising; closed coupled WC and sink cabinet unit, uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator.

LOUNGE

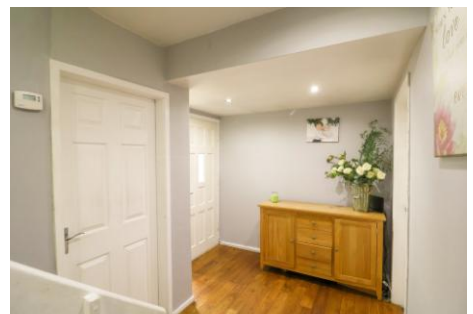
18' 0" x 11' 2" (5.49m x 3.4m) A spacious lounge with large uPVC double glazed window to the front and side elevation, wall mounted radiator, decorative cornice to ceiling, two ceiling light points with ceiling rose, TV aerial point and feature fire.

KITCHEN DINER

15' 0" x 8' 4" (4.57m x 2.54m) A spacious kitchen diner with a comprehensive range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, wall mounted radiator, 2 x ceiling light points, sink and drainer unit, plumbing for dishwasher, integrated eye level oven and grill, four ring induction hob with over hob extractor fan, space for tall fridge freezer, uPVC double glazed window and door to the rear elevation and uPVC double glazed door to the side.

LANDING

Stairs from the ground to the first floor, uPVC double glazed window to side elevation, loft access point, ceiling spotlights, internal doors to the first floor accommodation.



50 Werneth Road, Simmondley, Glossop, SK13 6NF

MAIN BEDROOM

11' 2" x 11' 2" (3.4m x 3.4m) A double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling spotlights.



BEDROOM TWO

11' 2" x 6' 6" (3.4m x 1.98m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.



BEDROOM THREE

11' 2" x 6' 6" (3.4m x 1.98m) uPVC double glazed window to the side elevation with far-reaching countryside views, wall mounted radiator, ceiling spotlights.



BATHROOM

9' 1" x 6' 6" (2.77m x 1.98m) A spacious bathroom comprising of a three-piece suite with handheld shower and mixer tap, spacious corner shower cubicle and sink cabinet unit with over cabinet storage, wall mounted large chrome heated towel rail, ceiling spotlights, splashback tiling and splashback boarding, uPVC double glazed window to the rear elevation.



WC

5' 7" x 3' 0" (1.7m x 0.91m) Separate WC with low-level WC, wall mounted radiator, ceiling light point, uPVC double glazed window to side elevation.



EXTERNALLY

To the front is a lawned garden and driveway for several vehicles. garage and a large two-tiered garden to the rear.

Tenure - Freehold

Council Tax Band - D

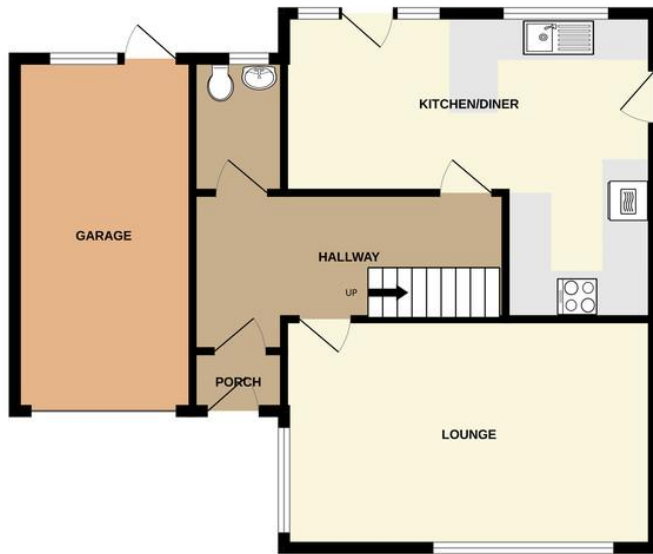
EPC Rate - C



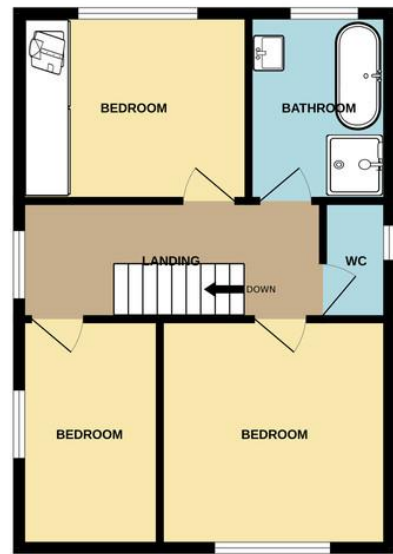
50 Werneth Road, Simmondley, Glossop, SK13 6NF



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024

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.