

2 Arundel Grange, Simmondley, Glossop, SK13 6UP



- *****FREEHOLD & NO VENDOR CHAIN*****
- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast & Utility Room
- Ground Floor w/c & En-Suite
- Off Road Parking
- Sought After Cul-de-Sac Location
- Generous Plot & Countryside Views
- Close to local amenities and schools

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this rare opportunity to purchase this impressive, detached family home occupying a generous corner plot within this desirable and sought after location in Simmondley.

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 Dinting 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.

This lovely home offers versatile accommodation which would suite a variety of purchasers from those with small children and teenagers to those wanting a ground floor bedroom and w/c within close proximity for a live in relative. The accommodation in brief comprises; Entrance Hallway, Lounge, Reception room two/Ground Floor Bedroom, Ground Floor w/c, Lounge/Dining, Kitchen/Breakfast, Utility Room and Garden Reception to the ground floor. The first floor offers Four Bedrooms, En-Suite and Family Bathroom.

Externally to the front is a driveway for a couple of vehicles with a paved front garden, gated side access to the rear paved garden with large storage shed and a fantastic lawned side garden plot.



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ENTRANCE HALLWAY

External door to hallway with uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, wall light points, stairs to the first floor accommodation, internal doors to the ground floor.

RECEPTION ROOM TWO

10' 6" x 8' 2" (3.2m x 2.49m) uPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, utility cupboard, internal door to inner hallway and ground floor w/c, an ideal ground floor bedroom, playroom or formal dining room.

HALLWAY

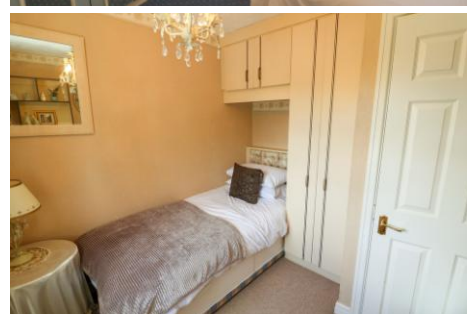
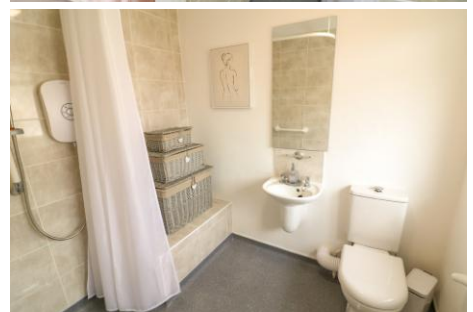
Ceiling light point and uPVC double glazed door to the side elevation and internal door to ground floor WC.

GROUND FLOOR WC

5' 2" x 4' 0" (1.57m x 1.22m) A three-piece suite comprising of low-level WC and sink cabinet unit, ceiling light point, splashback tiling.

LOUNGE

24' 0" x 10' 7" (7.32m x 3.23m) A generous sized lounge diner with uPVC double glazed bay window to the front elevation and uPVC double glazed window into the conservatory, attractive fire and TV media wall, four wall light points, two ceiling light points with ceiling rose, wall mounted radiator, internal door through to kitchen.



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KITCHEN DINER

16' 1" x 9' 0" (4.9m x 2.74m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with over hob extractor fan, stainless steel sink and drainer unit with mixer tap, integrated full-size dishwasher, breakfast bar uPVC double glazed patio doors with access to the conservatory and uPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator, internal door through to utility room.

UTILITY ROOM

9' 2" x 4' 7" (2.79m x 1.4m) Utility room with plumbing for automatic washing machine space for condensing dryer, space for tall fridge freezer, understairs storage pantry, ceiling light point, wall mounted radiator, stainless steel sink with mixer tap, uPVC double glazed window, window to the side elevation.

RECEPTION ROOM

15' 4" x 10' 0" (4.67m x 3.05m) 3 uPVC double glazed windows and patio door to the rear elevation, ceiling spotlights, wall mounted heater, power points.

LANDING

Stairs from the ground to the first floor, storage cupboard, loft access points, ceiling light points, internal doors to 1st floor accommodation.

MAIN BEDROOM

12' 7" x 8' 5" (3.84m x 2.57m) A generous double bedroom with uPVC double glazed bay window to the front elevation, wall mounted radiator, fitted bedroom furniture and mirrored wardrobes to one wall, ceiling light point, internal door to ensuite.



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ENSUITE

7' 3" x 5' 6" (2.21m x 1.68m) Wet room with shower, wall hung sink and WC, extraction fan, splashback tiling, wall mounted heated towel rail, uPVC double glazed window to the front elevation.

BEDROOM TWO

10' 0" x 8' 3" (3.05m x 2.51m) A further double bedroom with uPVC double glazed bay window to the front elevation, fitted wardrobes, ceiling fan light, wall mounted radiator.

BEDROOM THREE

8' 9" x 8' 7" (2.67m x 2.62m) uPVC double glazed window to the rear elevation, fitted wardrobe, ceiling light point, wall mounted radiator, countryside and woodland views

BEDROOM FOUR

9' 0" x 9' 0" (2.74m x 2.74m) A single bedroom with fitted bedroom furniture and wardrobe, uPVC double glazed window to the rear elevation with woodland aspect and countryside views, ceiling light point, wall mounted radiator.

BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) A three-piece suite comprising low-level WC, pedestal sink unit, bath with over bath shower and handheld mixer tap shower combination, ceiling light point, wall mounted radiator, uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front is a driveway for a couple of vehicles with a paved front garden, gated side access to the rear paved garden with large storage shed and a fantastic lawned side garden plot.

DISCLAIMER

Tenure - Freehold
Council Tax Band - E
EPC Rate - Awaiting

GROUND FLOOR
755 sq.ft. (70.2 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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