

26 Tarnside Fold, Simmondley, Glossop SK13 6ND



- Detached FREEHOLD
- Fantastic Family Home
- Three DOUBLE Bedrooms
- LARGE CORNER PLOT
- Private Rear South Facing Garden (not overlooked)

- Ground Floor w/c
- Garage & Driveway for several vehicles
- Countryside Views
- Desirable Location
- Motivated Vendors

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MAIN DESCRIPTION

FREEHOLD Stepping Stones are delighted to offer for sale this fantastic Detached family home situated within the desirable Simmondley location, occupying a large corner plot of land to the side of the property with a stream running through Woodland area.

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.

The internal accommodation is beautifully presented and enjoys far reaching countryside views and in brief comprises; Entrance Hallway, Ground Floor w/c, Kitchen, Spacious Lounge/Dining with wood burning stove and integral garage to the ground floor and to the first floor are Three DOUBLE Bedrooms and Family Bathroom.

Externally there is a driveway for several vehicles and private rear fully enclosed south facing garden that isn't overlooked with gated access to a fantastic corner plot of land which is currently used as a woodland playground for the current owners and their children.

Viewing is highly recommended.



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ENTRANCE HALLWAY

External composite door to hallway with wall mounted radiator, ceiling light point and spotlights, stairs to the first floor accommodation, internal doors to the ground floor.

GROUND FLOOR WC

5' 8" x 3' 0" (1.73m x 0.91m) A three piece suite comprising low-level WC and sink cabinet unit, floor to ceiling splashback tiling, uPVC double glazed window to the front elevation, ceiling light point.



KITCHEN

12' 3" x 6' 4" (3.73m x 1.93m) A range of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring induction hob with overhead extractor fan, under cupboard lighting, plumbing for full-size dishwasher, wall mounted vertical designer radiator, two ceiling light points, uPVC double glazed window to the front elevation.



LOUNGE/DINER

22' 4" x 10' 0" (6.81m x 3.05m) uPVC double glazed window and patio doors providing access to the rear garden, woodburning stove, wall mounted radiator, two ceiling light points.



GARAGE

Integrated garage with two ceiling light points, open over vacuolar access door, uPVC double glazed window, Combi boiler, plumbing for automatic washing machine, space for vented dryer, sink cabinet unit and external door providing access to the side elevation, consumer unit and meter points.



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LANDING

Stairs from the ground to the first floor, ceiling light points and spotlights, loft access with pulldown ladders to a fully boarded and insulated loft with light point, internal doors to the first floor accommodation.

MAIN BEDROOM

13' 7" x 10' 3" (4.14m x 3.12m) A generous double bedroom with uPVC double glazed window to the rear elevation with garden aspect, a range of fitted wardrobes with matching bedroom furniture, wall mounted TV bracket, ceiling light point, wall mounted radiator.



BEDROOM TWO

11' 9" x 10' 3" (3.58m x 3.12m) A further generous double bedroom with uPVC double glazed window to the rear elevation with garden aspect, wall mounted radiator, ceiling light point and spotlights, fitted wardrobe and vanity unit.



BEDROOM THREE

13' 8" x 8' 8" (4.17m x 2.64m) A further double bedroom with two uPVC double glazed windows to front elevation with far-reaching countryside views, wall mounted radiator, ceiling light points, fitted wardrobe and drawers.



BATHROOM

8' 0" x 5' 8" (2.44m x 1.73m) A three-piece suite with WC sink cabinet unit and spa shower bath with over bath shower, extraction fan, floor to ceiling splashback tiling, ceiling spotlights, uPVC double glazed window to the front elevation, fitted storage cabinet, wall mounted radiator.



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EXTERNALLY

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DISCLAIMER

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 floor plans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

FREEHOLD/LEASEHOLD

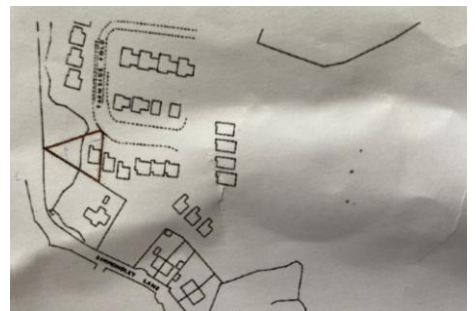
Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

Tenure - Freehold

Council Tax Band - D

EPC Rate - D



AWAITING FLOORPLAN

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Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
Company Registration Number 10234493. VAT Registration Number 289737140.