

**39 Hawthorn Drive, Glossop, Derbyshire, SK13 7DB**



- **\*\*\*FREEHOLD\*\*\***
- Semi-Detached Family Home
- Three Bedrooms
- En-Suite & Family Bathroom
- Kitchen/Diner
- Private Rear Garden
- Off Road Parking
- **ELECTRIC CAR CHARGING POINT**
- Close to local schools and amenities
- Sought After Development

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## MAIN DESCRIPTION

### \*\*\*FREEHOLD & ELECTRIC CAR CHARGING POINT\*\*\*

Stepping Stones are delighted to offer for sale this beautiful Semi-Detached Family Home situated within this desirable development in a sought-after area of Glossop surrounded by countryside views.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

This lovely family home offers spacious family accommodation which in brief comprises; Entrance Hallway, Ground Floor w/c, Lounge, Kitchen/Diner. The first floor has Two Double Bedrooms, one with an ensuite, and a further third bedroom and a Family Bathroom.

Externally there is a driveway with off road parking for two vehicles with electric car charging point and to the rear is a private and fully enclosed rear garden with patio space for entertaining.





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## ENTRANCE HALLWAY

External door to a spacious hallway with wall mounted radiator, turn stair to the first floor accommodation, ceiling light point, consumer unit, internal doors to the ground floor accommodation.

## GROUND FLOOR WC

5' 1" x 3' 5" (1.55m x 1.04m) A three piece suite comprising low-level WC and pedestal sink unit with mixer tap, wall mounted radiator, splashback tiling, ceiling light point, extraction fan.

## LOUNGE

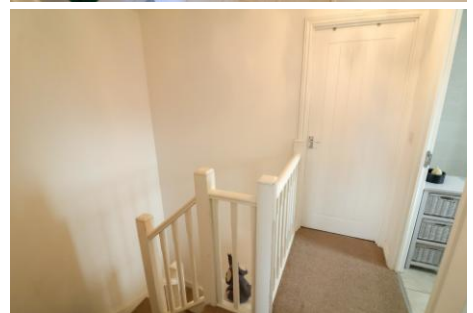
15' 1" x 10' 6" (4.6m x 3.2m) uPVC double glazed window to the front elevation and uPVC double glazed patio doors giving access to the rear garden, two wall light points, TV aerial point, wall mounted radiators x 2.

## KITCHEN/DINER

15' 1" x 9' 7" (4.6m x 2.92m) A generous kitchen diner with a range of high and low fitted kitchen units with contrasting splashback worksurfaces and plinth lighting, integrated eyelevel oven and grill, five ring gas hob with overhead extractor fan, under cupboard lighting, integrated fridge freezer and full-size dishwasher, integrated washing machine, stainless steel sink and drainer unit with mixer tap, boiler housing for combination ideal boiler, uPVC double glazed window to the front and side elevations, two ceiling light points, extraction fan and wall mounted radiator.

## LANDING

Turn stair from the ground to the first floor, loft access point, internal doors to the first floor accommodation, spacious storage cupboard.



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## MAIN BEDROOM

10' 6" x 9' 0" (3.2m x 2.74m) A double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, internal door to ensuite.



## ENSUITE

7' 9" x 5' 5" (2.36m x 1.65m) A three-piece suite comprising low-level WC, wall hung sink unit and electric shower, splashback tiling, ceiling light point, extraction fan.



## BEDROOM TWO

10' 0" x 8' 6" (3.05m x 2.59m) A further double bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling light point.



## BEDROOM THREE

10' 0" x 6' 3" (3.05m x 1.91m) uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light points.



## BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m) A three-piece suite comprising low-level WC, wall hung sink unit and bath with over bath shower, splashback tiling, wall mounted radiator, uPVC double glazed window to the side elevation.



## EXTERNALLY

Externally there is a driveway with off road parking for two vehicles with electric car charging point and to the rear is a private and fully enclosed rear garden with patio space for entertaining



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## DISCLAIMER

Tenure - Freehold

Service Charge - £120 per annum

Annual Service Charge Review Period - 5 years

Council Tax Band - C

EPC Rate - B



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.

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