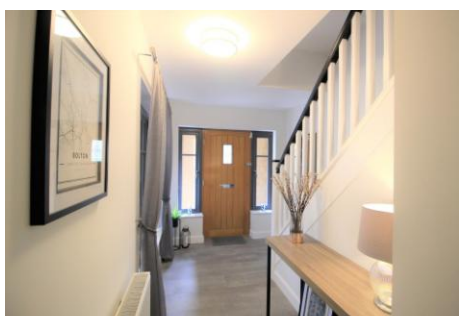


**6 Glossop Brook View, Glossop, Derbyshire, SK13 8BF**



- FREEHOLD
- GLOSSOP TOWN CENTRE
- Three Bedrooms
- End Town House
- Ground Floor w/c & Utility
- Carport & Garage
- Open Plan Lounge/Dining/Kitchen
- En-suite to Main Bedroom
- Riverside Aspect & Views
- Rear Garden and Raised Terrace

# 6 Glossop Brook View, Glossop, Derbyshire, SK13 8BF

## MAIN DESCRIPTION

### \*\*\*FREEHOLD \* GLOSSOP TOWN CENTRE\*\*\*

Forming part of this stunning development by Rydale Homes is this END three bedroom town house just a short walk from Glossop Town Centre enjoying a riverside aspect and 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 and is within proximity to numerous doorstep scenic walks, breath taking open countryside, and has the additional leisure pursuits of an 18-hole golf course and Tennis Court.

The internal accommodation spans over three floors and is immaculately presented and tastefully decorated throughout and in brief comprises; Entrance Hallway, Utility Room and Ground floor w/c and stairs leading to the first floor which has a contemporary open plan lounge, dining and kitchen areas with patio doors leading from the lounge to a raised decked terrace. The second floor is home to three bedrooms, en-suite to main and family bathroom.

Externally there is a covered carport to the front and access to garage and a private and fully enclosed rear garden with patio and lawn areas.



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## ENTRANCE HALL

External door and uPVC double glazed windows to hallway, wall mounted radiator, ceiling light point, stairs to the first floor accommodation, uPVC double glazed window overlooking carport, internal doors to utility room and ground floor w/c.



## GROUND FLOOR W/C

9' 3" x 3' 8" (2.83m x 1.12m) A two piece suite comprising of low-level w/c, pedestal sink unit, ceiling light point, splashback tiling, extraction fan and wall mounted chrome heated towel rail.



## UTILITY ROOM

9' 11" x 7' 6" (3.04m x 2.30m) A range of high and low fitted cabinets with contrasting worksurfaces, wall mounted ideal combination boiler, double glazed rear door and window to the rear elevation, plumbing for automatic washing machine, space for condensing dryer, stainless steel sink and drainer unit with mixer tap and wall mounted radiator.



## LANDING

Stairs from the ground floor and stairs to the second floor accommodation, ceiling light point, double doors providing access to the first floor accommodation.

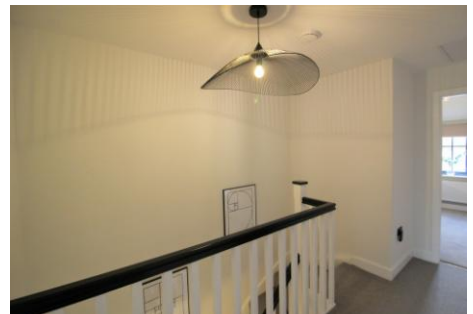


## OPEN PLAN KITCHEN/DINER/LOUNGE

27' 11" x 17' 7" (8.51m x 5.36m) A contemporary space open plan with kitchen, dining and lounge areas.

KITCHEN AREA - A range of high and low fitted kitchen units with under cupboard lighting, contrasting splashback worksurfaces and splashback tiling, electric oven and microwave oven, Integrated dishwasher, integrated fridge, 2 x double glazed windows to the front elevation with countryside views and river aspect, ceiling spotlights, four ring gas hob with overhead extractor fan, wall mounted radiator, opening to dining area and cornice to ceiling.

DINING/LOUNGE AREA - 3 x over table pendant light fittings, wall mounted radiator, patio doors providing access to the elevated terrace, open plan to lounge, TV wall mounted aerial point, cornice to ceiling, two ceiling light points and window to the rear elevation.



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## SECOND FLOOR LANDING

Stairs from the first floor to the second floor, ceiling light point and loft access point.

## MAIN BEDROOM

10' 3" x 9' 8" (3.14m x 2.97m) A double bedroom with double glazed window to the front elevation with far reaching views of the surrounding countryside, wall mounted radiator, TV aerial point, ceiling light point, fitted wardrobe and internal door to en suite.



## ENSUITE

6' 11" x 5' 1" (2.13m x 1.57m) A three-piece suite comprising of shower cubicle, w/c and sink cabinet unit, splashback tiling, ceiling light point, wall mounted chrome heated towel rail, extractor fan.



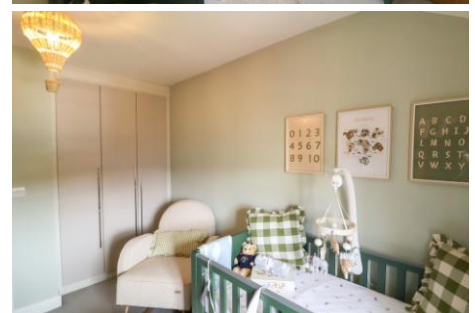
## BEDROOM TWO

8' 7" x 11' 8" (2.64m x 3.56m) A further double bedroom with double glazed window to the rear elevation with open aspect, wall mounted radiator, ceiling light point.



## BEDROOM THREE

10' 7" x 8' 8" (3.25m x 2.65m) A further double bedroom with double glazed window to the rear elevation with open aspect wall mounted radiator, fitted wardrobes, ceiling light point.



## BATHROOM

7' 8" x 7' 8" (2.36m x 2.34m) a contemporary bathroom suite comprising of w/c, sink and large bathtub with mixer tap, splashback tiling, window to the front elevation, ceiling light point and wall mounted chrome heated towel rail.



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## EXTERNAL

External elevated terrace from lounge with steps providing access to an enclosed rear garden with patio and lawned areas.

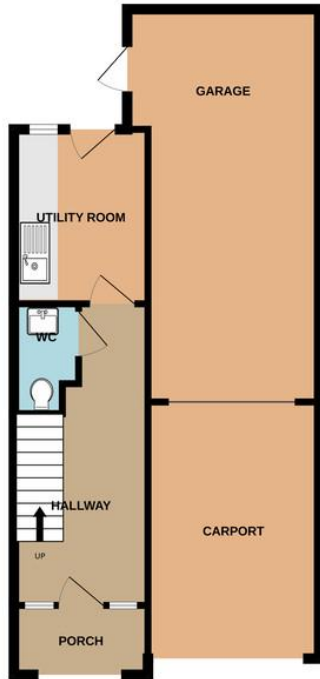
Covered carport and garage.

## DISCLAIMER

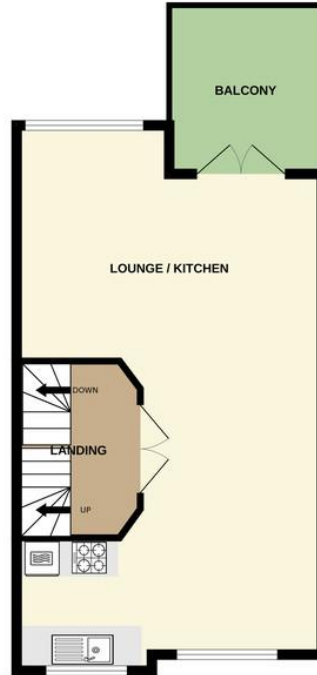
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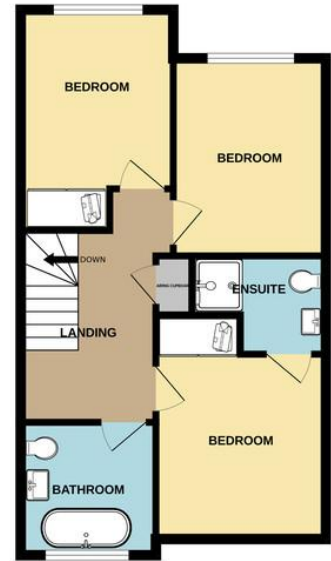
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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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