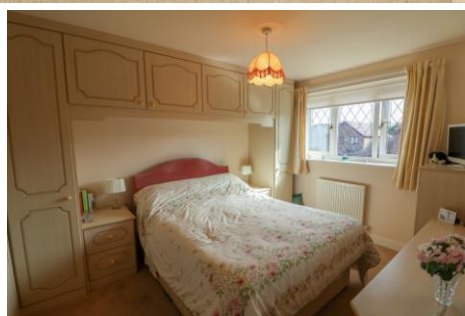


**5 Brockholes, Simmondley, Glossop, Derbyshire, SK13 6YT**



- Semi-Detached Family Home
- Three Bedrooms
- Spacious Lounge & Dining Room
- Spacious Kitchen/Breakfast
- Integral Garage & Driveway for several vehicles
- Private front & Rear Garden
- Rear Woodland Aspect
- cul-de-sac position
- Close to local schools and amenities
- Countryside Views



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## MAIN DESCRIPTION

Stepping Stones are delighted to offer for sale this well maintained Semi-Detached family home situated in the sought after location of Simmondley with lovely views of the surrounding countryside and close to local amenities.

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 family home has been enjoyed by the current owners for approx. 26 years and has been very well maintained throughout and enjoys a generous plot with a lovely rear woodland aspect. The internal accommodation in brief comprises; Entrance Porch, Lounge, Dining Room, Kitchen/breakfast and Integral Garage to the ground floor and Three Bedrooms and a Family Bathroom to the first floor.

Externally there is a driveway with off road parking for several vehicles and to the rear is a private and fully enclosed rear garden with patio space for entertaining and lawn with established planting and a back drop of woodland attracting an array of birds, squirrels, bats and owls.

This is a wonderful home that will cater for the small to medium family in its current footprint and could be extended subject to planning permission.



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## ENTRANCE PORCH

4' 6" x 2' 6" (1.37m x 0.76m) uPVC double glazed entrance door to porch with wall mounted radiator, ceiling light point, timber and glazed door to lounge.

## LOUNGE

15' 9" x 13' 5" (4.8m x 4.09m) Stairs to the first-floor accommodation, wall mounted radiator, uPVC double glazed bay window to the front elevation, living flame gas coal effect fire with fire surround, cornice to ceiling, ceiling light point, TV aerial point, archway through to dining room.

## DINING ROOM

10' 0" x 8' 6" (3.05m x 2.59m) uPVC double glazed patio doors providing access to the rear garden, wall mounted radiator, cornice to ceiling, ceiling light point, internal door to kitchen diner.

## KITCHEN/DINER

16' 0" x 9' 9" (4.88m x 2.97m) A generous size kitchen diner with uPVC double glazed window patio doors to the rear elevation, wall mounted radiator, a mix of high and low fitted kitchen units with contrasting worksurfaces and splashback tiling, TV aerial point and telephone point, ceiling light point, eye level oven and grill, four ring gas hob with overhead extractor fan, stainless steel sink and drainer unit with mixer tap, under stairs storage pantry, internal door through to Garage.

## INTEGRAL GARAGE

17' 11" x 8' 7" (3.73m x 2.62m) Door from the kitchen, loft access point, up and over vehicular access door, consumer unit and meter points, wall mounted Worcester combination boiler, plumbing for automatic washing machine, space for condensing dryer, power point and internal sensor light point.





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## LANDING

Stairs from the ground to the first floor, uPVC double glazed window to the side elevation, wall mounted radiator, loft access point, internal doors to the first floor, over stairs storage cupboard.

## MAIN BEDROOM

11' 2" x 9' 6" (3.4m x 2.9m) A generous double bedroom with uPVC double glazed window to the front elevation with far-reaching countryside views, wall mounted radiator, ceiling light point, comprehensive wardrobes to walls and dressing table.

## BEDROOM TWO

10' 5" x 9' 6" (3.18m x 2.9m) A further double bedroom with uPVC double glazed window to the rear elevation with private woodland aspect, wall mounted radiator, ceiling light point.

## BEDROOM THREE

9' 0" x 6' 0" (2.74m x 1.83m) uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, over stairs storage cupboard.

## FAMILY BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) A three-piece suite comprising low-level WC, pedestal sink unit and bath with over bath electric shower, floor-to-ceiling splashback tiling, wall mounted chrome heated towel rail, uPVC double glazed window to the rear elevation, extraction fan.

## EXTERNALLY

Externally there is a driveway with off road parking for several vehicles and to the rear is a private and fully enclosed rear garden with patio space for entertaining and lawn with established planting and a backdrop of woodland attracting an array of birds, squirrels, bats and owls.



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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 - Leasehold

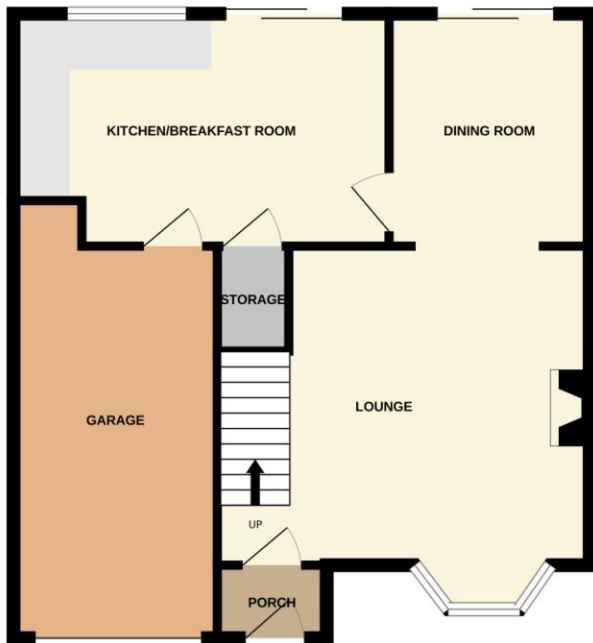
Annual Ground Rent - £175.00 p.a

Annual Ground Rent Term – 999 years from 1985

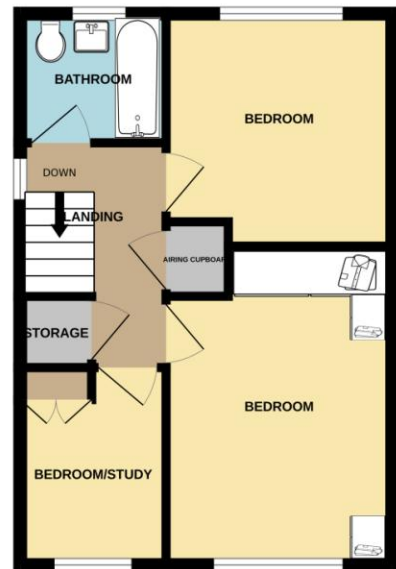
Council Tax Band - D

EPC Rate - C

GROUND FLOOR



1ST FLOOR



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