

9 Tarnside Fold, Simmondley, Glossop, Derbyshire, SK13 6ND



- FREEHOLD & NO VENDOR CHAIN
- Extended Family Home
- Desirable Simmondley Location
- Four Bedrooms, Ensuite & Dressing Room
- Separate Shower & Family Bathroom
- Three Reception Rooms
- Utility Room & Ground Floor w/c
- Generous Corner Plot
- Front & Rear Gardens
- Driveway

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MAIN DESCRIPTION

*****FREEHOLD & NO VENDOR CHAIN*****

Stepping Stones are delighted to offer for sale this impressive and spacious true family home situated within a desirable location of Simmondley close to local amenities and schools.

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 has been well maintained by the current vendors who have enjoyed this family space for over 38 years. The property is tastefully decorated throughout and has been extended with full planning permission. The internal accommodation in brief comprises; Spacious Entrance Hallway, Lounge, Ground Floor w/c, Dining Room, Kitchen, Second Reception and Laundry/Utility Room to the ground floor and Four Bedrooms, Master Suite with walk in dressing room and Ensuite, a Family Bathroom and Additional Shower Room.

Externally the property occupies a generous corner plot with driveway, front lawned garden with established planting wrapping around to rear paved low maintenance garden with shed and greenhouse



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ENTRANCE HALLWAY

External uPVC door to hallway with ceiling spotlights, wall-mounted radiator, stairs to the first-floor accommodation, internal doors to the ground floor.

LOUNGE

18' 1" x 11' 2" (5.51m x 3.4m) A spacious lounge with large uPVC double glazed window to the front elevation and window to the side elevation, wall-mounted radiator, ceiling light point, pebble effect inset gas fire, TV Aerial point.

GROUND FLOOR W/C

6' 4" x 4' 4" (1.93m x 1.32m) A two-piece suite comprising; closed couple WC and sink cabinet unit, extraction fan, ceiling light point, wall-mounted chrome heated towel rail, splash back tiling.

DINING ROOM

10' 2" x 9' 2" (3.1m x 2.79m) uPVC double glazed patio door providing access to the rear garden, ceiling light point, wall mounted radiator.

KITCHEN

15' 0" x 8' 0" (4.57m x 2.44m) A range of high and low fitting kitchen units with under cupboard lighting, contrasting work surfaces and splash back tiling, integrated high-level oven and grill and five ring hob with over hob extract fan, integrated full-size dishwasher, fridge, ceiling spotlights, uPVC double glazed windows to the side and rear elevations and external door providing access to the rear garden, stainless steel sink and drainer unit.

RECEPTION ROOM

17' 6" x 7' 7" (5.33m x 2.31m) A further generous reception room with uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling spotlights, internal door through to utility room.



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LAUNDRY/UTILITY ROOM

12' 5" x 6' 8" (3.78m x 2.03m) A spacious utility room with plumbing for automatic washing machine and space for condensing dryer, fitted kitchen units with contrasting work surfaces, stainless steel sink and drain unit, ceiling light point, wall mounted radiator, wall mounted Worcester combination boiler, uPVC double glazed window and external door to the rear elevation.



LANDING

Stairs from the ground to the first floor, loft access point with pull down ladders, internal doors to the first-floor accommodation.



MAIN BEDROOM

17' 0" x 11' 6" (5.18m x 3.51m) A generous double bedroom suite with uPVC double glazed windows to the front elevation, wall mounted radiator, ceiling spotlights, loft access point, fitted wardrobes, internal doors to en suite and dressing room.



DRESSING ROOM

8' 0" x 6' 0" (2.44m x 1.83m) A desirable walk-in wardrobe with a mix of short and long hanging and shelving, ceiling light point, dressing table, uPVC double glazed window to the rear elevation, wall mounted radiator.



EN SUITE

7' 8" x 6' 0" (2.34m x 1.83m) A three-piece suite comprising; low level WC, pedestal sink unit and shower cubicle, extraction fan, wall-mounted chrome heated towel rail, ceiling spot lights, shaving point.



BEDROOM TWO

11' 5" x 11' 5" (3.48m x 3.48m) A further generous double bedroom with uPVC double glazed window to the front elevation with countryside views, fitted mirrored wardrobe, wall mounted radiator, ceiling light point.



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SEPERATE SHOWER ROOM

6' 0" x 2' 7" (1.83m x 0.79m) An additional separate shower room with shower cubicle, extraction fan, floor ceiling splash back tiling, ceiling spotlights and uPVC double glazed window to the side elevation, wall-mounted radiator.



BEDROOM THREE

11' 8" x 8' 8" (3.56m x 2.64m) A further double bedroom with uPVC double glazed window with countryside views, wall-mounted radiator, ceiling light point, fitted wardrobe.



BEDROOM FOUR

11' 5" x 6' 5" (3.48m x 1.96m) uPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point.



FAMILY BATHROOM

8' 7" x 6' 3" (2.62m x 1.91 m) A three-piece suite comprising low-level WC, sink cabinet unit with over sink light and mirror and bath with mixer shower, floor to ceiling splash back tiling, wall mounted heated towel rail.



EXTERNAL

The property occupies a generous corner plot with driveway, front lawned garden with established planting wrapping around to rear paved low maintenance garden with shed and greenhouse.

DISCLAIMER

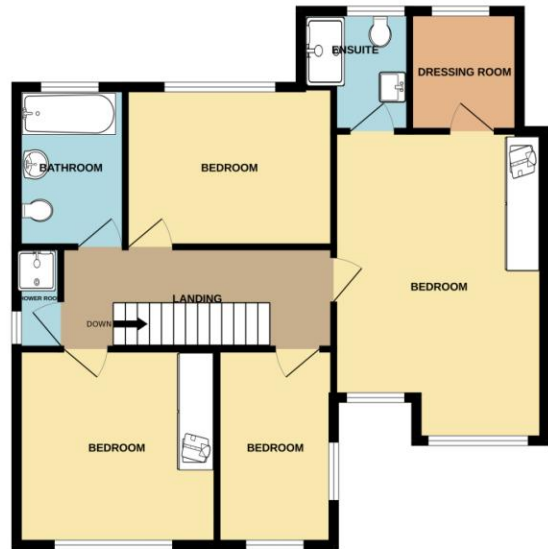
Tenure - Freehold
Council Tax Band - D
EPC Rate - C



GROUND FLOOR



1ST FLOOR



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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