

STEPPING STONES

Asking Price
£249,950

SALES AND LETTINGS

Butchers Cottage, 4 Marple Road, Charlesworth, Glossop, SK13 5EY



- FREEHOLD & CHAIN FREE
- Quaint Stone Cottage
- Charlesworth Village Centre
- Lounge with Wood Burner
- Cottage Style Kitchen/Diner
- Stone Flagged Floor
- Two Bedrooms
- Bathroom
- Private Rear Garden
- Two Parking Spaces with Electric Charging Station

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MAIN DESCRIPTION

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

Stepping Stones are delighted to offer for sale this quaint stone cottage situated within the heart of Charlesworth Village.

Charlesworth is a pretty and desirable village nestled within stunning open countryside and is just a short distance from Glossop Town, Marple Bridge and Broadbottom. This lovely village has kept its charm and village feel and offers great local shopping facilities along with a local pub offering home cooked meals.

This lovely home is bursting with character and charm and would make the ideal first home or downsizing property for those looking to be within close proximity to the local shops and transport links; the internal accommodation is very well maintained and presented an in brief comprises; Entrance Vestibule, Lounge with wood burning stove and true kitchen diner with beautiful stone flagged floor with underfloor heating to the ground floor. The first floor offers Two Bedrooms and Family Bathroom.

Externally there is a private and fully enclosed rear garden and two off road parking bays. The property enjoys far reaching countryside views to the rear with church aspect.

Viewing is highly recommended to fully appreciate this beautiful home.



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ENTRANCE VESTIBULE

External door to vestibule with ceiling light point, attractive beam and internal timber and glazed door to lounge.

LOUNGE

12' 5" x 11' 2" (3.78m x 3.4m) A characterful and cozy lounge with feature woodburning stove, window to the front elevation, meter point cupboard, wall mounted radiator, ceiling spotlights, attractive flagstone floor, internal door to kitchen diner.

KITCHEN/DINER

13' 0" x 12' 4" (3.96m x 3.76m) A spacious kitchen diner with a range of high and low fitting kitchen units with contrasting work surfaces and splash back tiling, under cupboard lighting, integrated electric oven and four ring gas hob and over hob extractor fan, plumbing for automatic washing machine, wall-mounted glowworm combination boiler, wall mounted radiator, attractive beam over window to the rear elevation, external door to the rear garden, stair to the first floor accommodation, space for tall fridge freezer, attractive stone flagged flooring with under floor heating.

LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

12' 4" x 11' 3" (3.76m x 3.43m) A generous double bedroom with window to the front elevation, loft access point with pulldown ladders, wall-mounted radiator, ceiling light point, meter point cupboard.

BEDROOM TWO

10' 3" x 6' 6" (3.12m x 1.98m) Window to the rear elevation with far reaching countryside views and church aspect, wall-mounted radiator, ceiling light point, storage closet.



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BATHROOM

7' 2" x 5' 4" (2.18m x 1.63m) A three-piece suite comprising; low-level WC, pedestal sink unit and bath with over bath shower, splash back tiling, wall mounted radiator, ceiling spotlights, window to the rear elevation.



EXTERNAL

A private and fully enclosed rear garden with electric car charging point and gated access to 2 private parking bays, the property enjoys far reaching countryside views and a church aspect which lights up at nighttime.

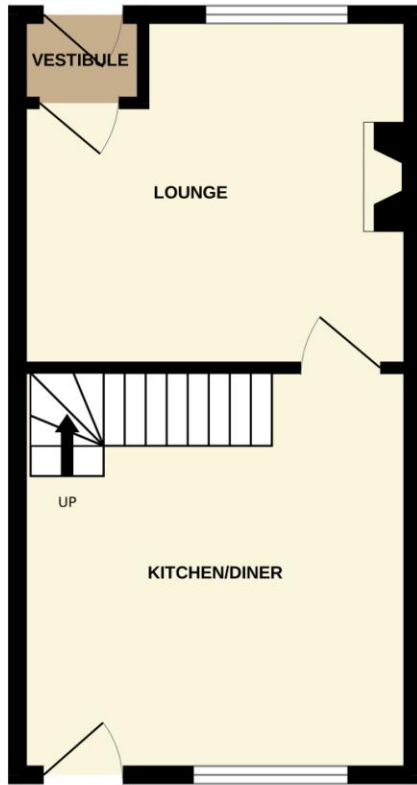


DISCLAIMER

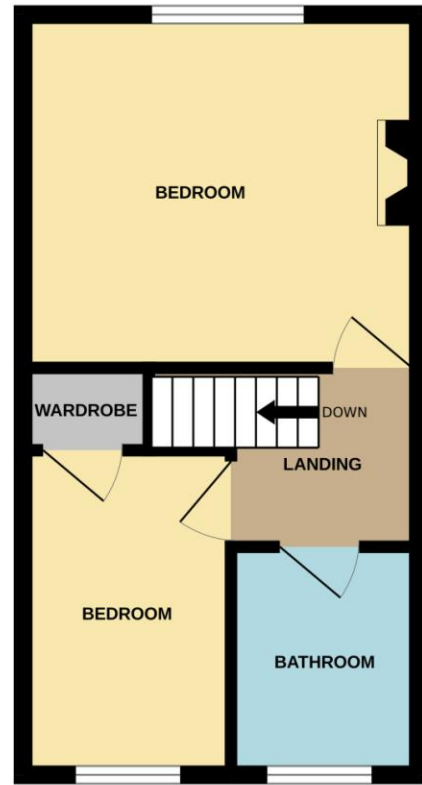
Tenure - Freehold
Council Tax Band - B
EPC Rate - C

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GROUND FLOOR
294 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 590 sq.ft. (54.8 sq.m.) approx.

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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