

**6 Lee Vale Drive, Charlesworth, Glossop, SK13 5HD**



- FREEHOLD
- Charlesworth Village Location
- Semi Detached Family Home
- Four Bedrooms - (bed 2 with nursery/dressing room)
- En-suite to Main Bedroom

- Entrance Hallway
- Spacious Lounge
- Large Kitchen/Diner
- Front & Rear Gardens
- Driveway and Integral Garage

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## MAIN DESCRIPTION

**\*\*\*FREEHOLD\*\*\***

Stepping Stones are delighted to offer for sale this extended Semi-detached family home situated in 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 spacious home offers great family accommodation which in brief comprises; Entrance Hallway, Spacious Lounge with wood burning stove, Large Kitchen / Diner with patio doors to the rear garden and integral garage to the ground floor, the first floor offers Family Bathroom, 4 Bedrooms (three double) one with En-suite and bedroom two with nursery/dressing room which could be a further en-suite or study.

Externally there are both front & rear gardens and driveway and the property enjoys far reaching countryside views.

This is a superb family home which must be viewed to appreciate.





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## ENTRANCE HALLWAY

uPVC double glazed door into hallway with wall-mounted radiator, ceiling light point, under stair storage cupboard, stairs to the first floor accommodation, internal doors to the ground floor.

## LOUNGE

14' 3" x 10' 5" (4.34m x 3.18m) A generous sized lounge with large uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling light point, multi fuel burning stove.

## KITCHEN/DINER

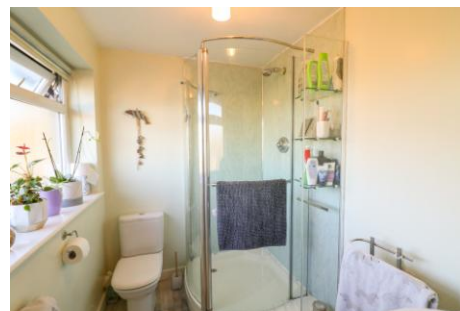
27' 8" x 8' 9" (8.43m x 2.67m) A generous sized kitchen/diner with a comprehensive range of high and low fitted kitchen units with under cupboard lighting and contrasting work surfaces, integrated electric oven and microwave oven with four ring gas hob and over hob extractor fan, plumbing for full-size dishwasher and washing machine and space for condensing dryer, Ceiling light point, wall-mounted radiator, uPVC double glazed patio doors providing access to the garden and internal door to integral garage.

## LANDING

Stairs from the ground to the first floor, loft access point, ceiling light point, boiler housing, loft access point, internal doors to the first floor accommodation.

## MAIN BEDROOM

10' 5" x 9' 0" (3.18m x 2.74m) A double bedroom with uPVC double glazed window to the rear elevation with far reaching countryside views, wall-mounted radiator, ceiling light point, fitted mirrored wardrobe to one wall, internal door to en suite bathroom.



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### ENSUITE

7' 7" x 5' 4" (2.31m x 1.63m) A three-piece suite comprising; low level WC, pedestal sink unit and shower, ceiling light point, wall-mounted radiator, large uPVC double glazed window to the rear elevation.



### BEDROOM TWO

10' 4" x 10' 3" (3.15m x 3.12m) A further double bedroom with uPVC double glazed window to the front elevation, wall-mounted radiator, ceiling light point, internal door to nursery/dressing room which could be an en suite bathroom.



### DRESSING ROOM

9' 0" x 6' 5" (2.74m x 1.96m) widest point uPVC double glazed window to the front elevation, ceiling light point.



### BEDROOM THREE

10' 0" x 9' 0" (3.05m x 2.74m) A further double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

### BEDROOM FOUR

10' 1" x 9' 0" (3.07m x 2.74m) uPVC double glazed window to the rear elevation with far reaching countryside views, wall-mounted radiator, ceiling light.

### FAMILY BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m) A three-piece suite comprising; low level WC, pedestal sink unit and corner bath with over bath shower, splash back tiling, wall mounted radiator, ceiling light point.

### INTEGRAL GARAGE

16' 0" x 10' 1" (4.88m x 3.07m) Accessed from the kitchen / diner with up and over access door, ceiling light point.

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### EXTERNAL

FRONT - Front lawn garden and driveway to garage

REAR - Private and fully enclosed rear garden with patio area.

### DISCLAIMER

Tenure - Freehold

Council Tax Band - C

EPC Rate - D

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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