

5 Glossop Brook View, Glossop, Derbyshire, SK13 8BF



- *****FREEHOLD*****
- Glossop Town Centre
- Three Bedrooms
- Ensuite to Main Bedroom
- Ground Floor WC
- Carport & Garage
- Open Plan Lounge/Dining/Kitchen
- Riverside Aspect & Views
- Rear Garden and Raised Terrace
- Close to Glossop Railway Station

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MAIN DESCRIPTION

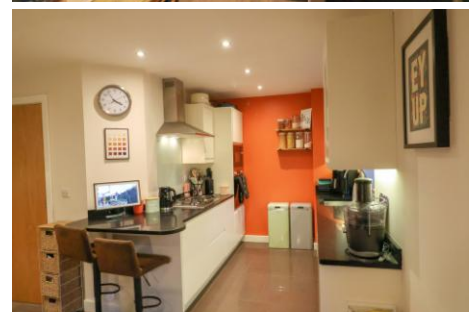
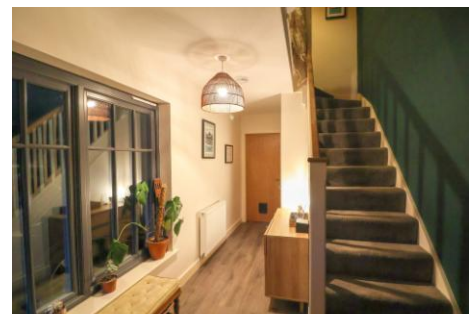
FREEHOLD * GLOSSOP TOWN CENTRE

Forming part of this stunning development by Rydale Homes is this 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. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

The internal accommodation spans over three floors and is tastefully decorated throughout and immaculately presented. In brief comprises; Entrance Hallway, Utility Room and Ground floor WC, stairs leading to the first floor which has a stunning open plan lounge, dining and kitchen area 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.

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 and raised balcony accessed from the lounge and steps from the garden.



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ENTRANCE HALLWAY

6' 10" x 3' 6" (2.08m x 1.07m) External door to hallway with window to covered parking, stairs to the first floor accommodation, wall-mounted radiator, ceiling light point, under stair WC, and internal door to utility room.

UTILITY ROOM

10' 0" x 7' 6" (3.05m x 2.29m) External door providing access to the rear garden and to the garage, plumbing for automatic washing machine, space for condensing dryer, stainless steel sink and drainer unit with mixer tap, wall mounted radiator, ceiling light point, extraction fan, combination boiler, consumer unit.

LANDING

Stairs from the ground to the first floor, double doors opening through to kitchen, lounge & diner, ceiling light point and stairs to the second floor accommodation.

LOUNGE/DINER/KITCHEN

28' 0" x 18' 0" (8.53m x 5.49m) Open plan lounge/dining/kitchen, kitchen area with a range of high and low fitting kitchen units with contrasting granite splashback work surfaces, eye-level microwave oven and electric oven with four ring gas hob and over hob extractor fan, integrated full size dishwasher fridge and freezer, wall-mounted radiator, window to the front elevation with riverside aspect, ceiling spotlights, continuing through to lounge area with wall-mounted radiator, ceiling spotlight, window and patio doors providing access to the elevated balcony and garden.

LANDING

Stairs from the first to the second-floor accommodation, loft access with pulldown ladders, wall-mounted radiator, ceiling light point, storage closet, internal doors to the second floor accommodation.



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BATHROOM

7' 8" x 7' 7" (2.34m x 2.31m) A generous size family bathroom with close coupled WC and sink unit, bath with mixer tap and handheld shower, ceiling light point, window extraction fan, chrome heated towel rail.



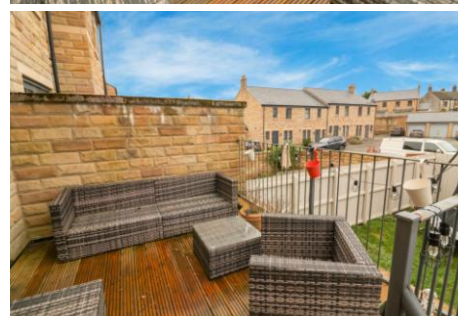
MAIN BEDROOM

12' 6" x 9' 7" (3.81m x 2.92m) A double bedroom with window to the front elevation with countryside views and riverside aspect, wall-mounted radiator, ceiling spotlights, internal door to ensuite.



ENSUITE

6' 8" x 5' 3" (2.03m x 1.6m) A three-piece suite comprising WC, sink cabinet unit and shower cubicle, splashback tiling, wall-mounted chrome heated towel rail, ceiling spotlights, extraction fan, shaving point.



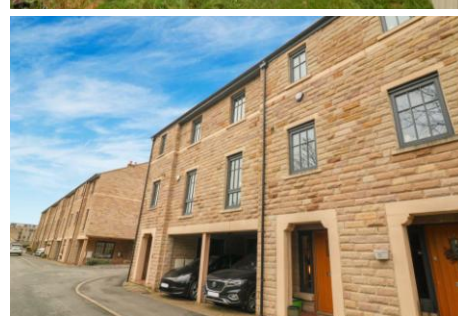
BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m) A further double bedroom with window to the rear elevation, wall mounted radiator, ceiling spotlights.



BEDROOM THREE

12' 5" x 8' 7" (3.78m x 2.62m) Window to the front elevation, wall mounted radiator, ceiling spotlights.



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 and raised balcony accessed from the lounge and steps from the garden.

DISCLAIMER

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



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FREEHOLD/LEASEHOLD

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