

**14 Wisteria Way, Glossop, Derbyshire, SK13 7ER**



- DESIRABLE LOCATION
- Semi Detached Family Home
- Large Kitchen/Diner
- Three Bedrooms
- Family Bathroom

- Main Ensuite
- Ground Floor w/c
- Two Parking Spaces
- Countryside Views
- Private Rear Garden

# 14 Wisteria Way, Glossop, Derbyshire, SK13 7ER

## MAIN DESCRIPTION

### \*\*\*DESIRABLE LOCATION \* IMMACULATE CONDITION\*\*\*

Stepping Stones are delighted to offer for sale this immaculately presented Three Bedroom family home nestled within open countryside just a short distance from Glossop Town Centre where a host of local shopping and leisure facilities can be located on the bustling High Street along with a direct rail link into Manchester City Centre, with nearby smaller villages of Old Glossop, Padfield, Hadfield and Tintwistle offering stunning open countryside with exceptional country walks and a variety of outdoor activities.

Built in 2017 this stunning property offers the perfect accommodation for a couple, small family or those looking to downsize and be close to local amenities. Immaculately presented the accommodation comfortably spans 3 floors and in brief comprises: Entrance Hallway, Modern Kitchen/Diner, ground floor w/c, and Lounge with patio doors to the rear garden.

The first floor has two bedrooms and family bathroom and a spacious landing with home office area, whilst the second floor is occupied by a generous Main Bedroom with en-suite. Viewing is essential for this low maintenance and energy efficient home.

Externally there are two private parking spaces with front lawn and gated side access to a low maintenance and fully enclosed private rear garden with patio area, faux lawn and raised decked, there is outside power points and beautiful garden lighting.





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## ENTRANCE HALL

External door to hallway with ceiling light point, wall mounted radiator, stairs to the first floor accommodation internal door to the ground floor.

## KITCHEN

17' 3" x 10' 6" (5.26m x 3.2m) Spacious kitchen diner with a range of high and low fitted kitchen units with contrasting splashback worksurfaces. Integrated double oven, dishwasher and tall fridge freezer. Plumbing for automatic washing machine, stainless steel sink and drainer unit with mixer tap. uPVC double glazed window to the front elevation with far reaching countryside views, wall mounted radiator, two ceiling light points, internal doors to ground floor WC and lounge.

## LIVING ROOM

14' 0" x 11' 5" (4.27m x 3.48m) uPVC double glazed patio doors providing access to the rear garden, wall mounted radiator, wall mounted TV aerial and 2 ceiling light points.

## GROUND FLOOR W/C

5' 0" x 3' 0" (1.52m x 0.91 m) A tree piece suite comprising of a low-level w/c and pedestal sink unit. Splashback tiling, wall mounted radiator, extraction fan and ceiling light point.

## LANDING

Stairs from the ground floor to the first floor and stairs from the first floor to the second floor accommodation, ceiling light point x 2, double glazed windows to the side and front elevation, internal doors to the first floor perfect space for a home office.

## BEDROOM 1

14' 0" x 11' 1" (4.27m x 3.38m) A generous double bedroom with uPVC double glazed window to the rear elevation with countryside views and garden aspect. Wall mounted radiator, ceiling light point and storage cupboard.



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## BEDROOM 3

10' 7" x 7' 2" (3.23m x 2.18m) uPVC double glazed window to the front elevation with far reaching countryside views, wall mounted radiator and ceiling light point

## MAIN BEDROOM

20' 3" x 10' 4" (6.17m x 3.15m) A generous double bedroom with two Velux windows, wall mounted radiator, loft access point TV aerial point and internal door to en-suite shower room and generous space for wardrobe/dressing area.

## ENSUITE

8' 8" x 4' 6" (2.64m x 1.37m) A three-piece suite comprising of low-level WC sink, cabinet unit and shower, splashback tiling, Velux window, wall mounted chrome heated towel rail, ceiling light point, extraction fan.

## MAIN BATHROOM

7' 1" x 6' 1" (2.16m x 1.85m) A three-piece suite comprising of low-level WC, sink cabinet unit and bath with over bath shower, floor to ceiling splashback tiling, wall mounted chrome heated towel rail, ceiling light point and extraction fan.

## EXTERNAL

FRONT - front lawned and two parking spaces with side gated path to the rear garden.

REAR - A fully enclosed and private rear garden with patio, faux lawn and decked area.

## DISCLAIMER

Tenure - Freehold

Service Charge - £146.49 per annum

Annual Service Charge Review Period - Annually

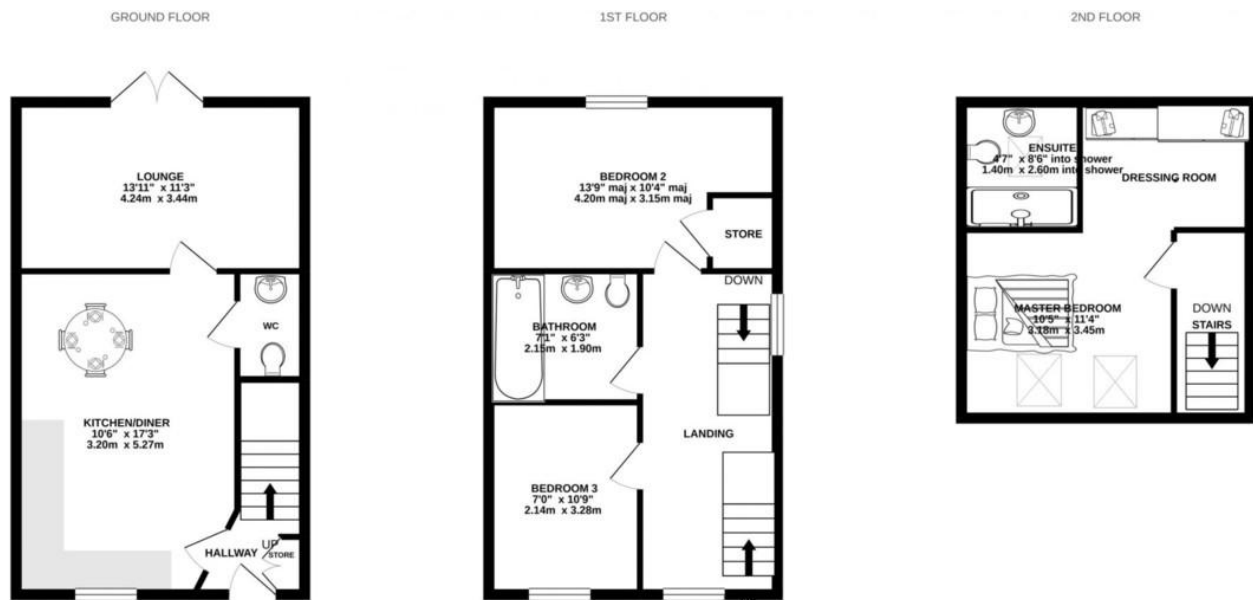
Council Tax Band - D

EPC Rate - B



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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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