



Asking Price
£370,000

SALES AND LETTINGS

36 Carr Bank, Shirebrook Park, Glossop, Derbyshire, SK13 8TT



- SHIREBROOK PARK LOCATION
- Semi Detached Family Home
- Three Bedrooms
- Lounge & Additional Reception
- Spacious Kitchen/Diner
- Utility Room & Ground Floor w/c
- Front & Rear Gardens
- Elevated Position with Views
- Driveway for approx. 2 vehicles
- Lovely Family Home

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MAIN DESCRIPTION

SHIREBROOK PARK LOCATION

Stepping Stones are delighted to offer for sale this spacious semi detached family home situated in an elevated position within the sought after Shirebrook Park location in Glossop.

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 9-hole golf course.

This lovely home offers open plan living sociable family living and in brief comprises; Entrance Hallway, Spacious Lounge opening through to a contemporary kitchen/diner, Utility Room and Ground Floor w/c and Garage Conversion creating a second reception room to the ground floor. The first floor offers Three Bedrooms (two double) and a Family Bathroom.

Externally there is a driveway for at least two vehicles and lawn garden and gated side access to a private rear garden with lawn, patio and raised deck areas and storage shed.

The property enjoys elevated countryside views.



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HALLWAY

An inviting hallway with composite rock entrance door, archway providing access to the garage conversion and internal timber door to the lounge with uPVC double glazed window to the front elevation and ceiling light point.



LOUNGE

13' 5" x 16' 2" (4.09m x 4.93m) A generous sized open plan lounge with stairs to the first floor accommodation, uPVC double glazed bay window to the front elevation, ceiling light point, TV aerial point, archway through to kitchen/diner.



KITCHEN/DINER

25' 5" x 10' 0" (7.75m x 3.05m) A spacious and contemporary kitchen/diner with a range of high and low fitted kitchen units with contrasting solid oak work surfaces with double Belfast sink, space for double oven with over oven extractor fan, splashback tiling, two uPVC double glazed windows to the rear elevation and patio doors providing access to the rear garden, wall mounted radiator, space for American style fridge/freezer, ceiling pendant lights, internal door to under stairs pantry and internal door to utility room.



UTILITY ROOM

Plumbing for automatic washing machine, space for condensing dryer, ceiling light point, internal door to the garage conversion, uPVC double glazed external door to the side elevation, ground floor w/c.



GROUND FLOOR W/C

A two piece suite comprising; low level w/c and pedestal sink unit, wall mounted radiator, ceiling light point and window to the rear elevation.



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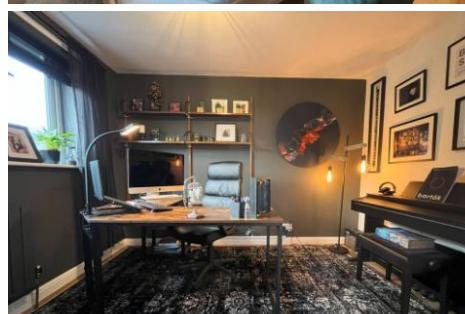
GARAGE CONVERSION

8' 6" x 8' 4" (2.59m x 2.54m) A useful and versatile reception or ground floor bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and internal door through to utility space.



LANDING

Stairs from the ground floor to the first floor, loft access point, uPVC double glazed window to the side elevation and ceiling light point.



MAIN BEDROOM

9' 8" x 12' 6" (2.95m x 3.81m) A generous sized bedroom with uPVC double glazed window to the front elevation with countryside views, wall mounted radiator, ceiling fan light and wall mounted TV aerial.



BEDROOM TWO

9' 8" x 11' 0" (2.95m x 3.35m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.



BEDROOM THREE

6' 1" x 10' 5" (1.85m x 3.18m) Single bedroom currently used as a dressing room, uPVC glazed window to the front elevation with reaching countryside views and ceiling light point.



BATHROOM

6' 0" x 5' 5" (1.83m x 1.65m) A three-piece suite comprising, WC, wall hung sink unit with mixer tap, bath with over bath shower, floor to ceiling splashback tiling, uPVC double glazed window to the rear elevation, attractive stone window sill, extractor fan, ceiling light point and wall mounted chrome heated towel rail.



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EXTERNAL

A front lawn garden and driveway for off road parking for approx. 2 vehicles and gated side access to a private and fully enclosed rear garden with lawn, patio and raised decked areas and storage shed.



DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £150.00 per annum

Leasehold Term - 958 years remaining

Council Tax Band - D

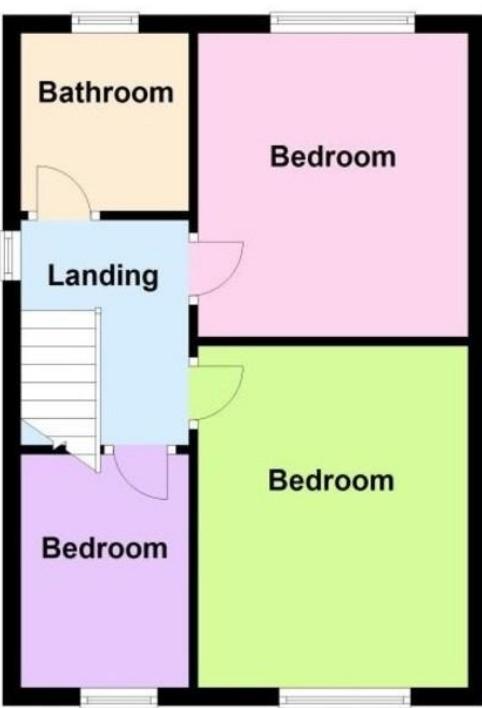
EPC Rate - C



Ground Floor



First Floor



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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.