



Spinney Close
Glossop, SK13 7BR

Offers over £299,995

Situated in the highly desirable Spire Hollin area of Glossop, this delightful three-bedroom mid-terraced property is perfect for families seeking a spacious home in a quiet and convenient location. Tucked away in a peaceful cul-de-sac, the property offers excellent access to Glossop town centre, with its array of shops, cafes, and amenities, as well as the train station providing direct links to Manchester. For outdoor enthusiasts, the home is ideally located near Howard Park and on the doorstep of the breathtaking Peak District National Park, offering endless opportunities for walking, cycling, and exploring.

The property's well-planned layout makes it ideal for modern family living. On the ground floor, the entrance porch leads to a well-appointed kitchen with ample storage and workspace, a bright and spacious lounge perfect for relaxing or entertaining, and a conservatory that brings in an abundance of natural light and offers views of the rear garden. Upstairs, the property boasts three well-proportioned bedrooms, a family bathroom, a separate shower room, and a landing that provides access to a balcony which offers a peaceful outdoor space.

Externally, the property offers a block-paved double driveway to the front, providing ample off-road parking, and a garage with the added benefit of a utility room/office at the rear. This additional space, complete with patio doors leading to the garden, is a versatile space that could also function as a home office, workshop, or hobby room and benefits from a convenient WC. The rear garden is enclosed and features a block-paved patio for outdoor dining, a raised lawn for children to play, and planted borders that add greenery.

This property is a fantastic choice for the growing family, combining comfort, space, and flexibility in a sought-after location. ****Viewing Highly Recommended****



GROUND FLOOR

Porch

Door to front, double glazed window to front and side, door leading to:

Hall

Radiator, door leading to lounge, open plan to:

Kitchen 15'10" x 7'2" (4.83m x 2.18m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer, with mixer tap, tiled splashbacks, integrated fridge/freezer, space for range style cooker, double glazed window to front, door to storage cupboard.

Lounge 16'10" x 13'11" (5.14m x 4.24m)

Stairs leading to first floor, feature fireplace with inset fire, radiator, double glazed sliding patio doors leading to:

Conservatory 9'9" x 12'4" (2.96m x 3.75m)

Double glazed windows to sides, double glazed French doors leading out to rear.

FIRST FLOOR

Landing

Door leading to balcony, doors leading to:

Bedroom 1 13'11" x 14'0" (4.25m x 4.27m)

Double glazed window to rear, two radiators.

Bedroom 2 10'4" x 8'5" (3.15m x 2.56m)

Double glazed window to front, radiator.

Bedroom 3 12'0" x 7'9" (3.66m x 2.35m)

Double glazed window to front, radiator.

Bathroom 9'4" x 5'11" (2.84m x 1.80m)

Two piece suite comprising bath with shower over and vanity wash hand basin, heated towel rail, double glazed window to front.

Shower Room

Three piece suite comprising corner shower enclosure, vanity wash hand basin and low-level WC, double glazed window to rear, heated towel rail.

Balcony 11'0" x 8'0" (3.35m x 2.44m)

OUTSIDE

Garage

Up and over door, door to:

Utility Room/Office 13'11" x 8'1" (4.23m x 2.46m)

Fitted with a matching range of units, plumbing for washing machine, patio door, door to:

WC

Two piece suite comprising, wash hand basin and low-level WC.

DISCLAIMER

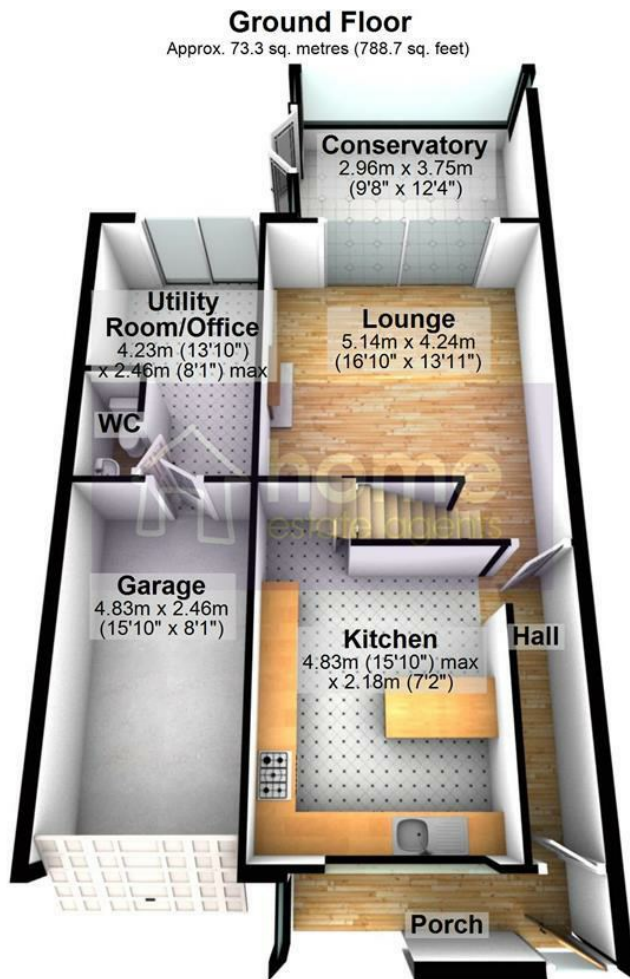
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Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 124.5 sq. metres (1340.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	67
England & Wales Environmental Impact (CO ₂) Rating		
	EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	EU Directive 2002/91/EC	