



62 Glossop Road, Charlesworth, Glossop, Derbyshire, SK13 5HB

Enjoying an open rear aspect over adjoining farmland, this extended semi-detached family house offers deceptively spacious living space that can only truly be really appreciated on an internal inspection. Standing back from the road, with parking space for two cars, the property briefly comprises an entrance hall, front snug/music room, 19ft living room, inner hallway and shower room, refitted kitchen and a conservatory/dining room. Upstairs the landing leads to three bedrooms, the bathroom and a second staircase up to the attic. Sunny South Easterly facing rear garden with country views. Energy Rating D

Guide Price £365,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and on into Charlesworth where the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, central heating radiator, understairs cupboard, pvc double glazed side window, spindled stairs to the first floor and doors to:

Snug/Music Room

14'5" (less chimney breast) x 10'6" (plus bay)

Double glazed front bay window, central heating radiator, cast iron fireplace, laminate wood flooring and door to:

Living Room

19'2" (less chimney breast) x 10'2" plus 7'11"

Fireplace, fitted cupboards and shelving, central heating radiator, laminate wood flooring, Velux double glazed skylight window, doors through to the conservatory and:

Inner Hallway

Stable door to the conservatory.

Shower Room

Close coupled wc, pedestal wash hand basin and shower cubicle and double glazed side window.

Kitchen

16'2" (max) 13'0" (min) x 10'0"

A range of fitted kitchen units finished in cream and including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer one and a half bowl sink unit and mixer tap, electric cooker point, and filter hood, matching wall cupboards, central heating radiator and double glazed rear window, opening leading through to:

Conservatory/Dining Room

11'6" x 7'10" plus 5'11" x 5'8"

Pvc double glazed windows and doors leading out to the rear garden, central heating radiator and tiled floor.

FIRST FLOOR

Landing

Pvc double glazed side window, spindled balustrade, door and stairs leading to the attic and doors to:

Bedroom One

14'1" (max) 12'11" (min) x 10'4"

Double glazed front window, central heating radiator and storage cupboard.

Bedroom Two

10'11" (max) 9'9" (min) x 10'2"

Double glazed rear window, central heating radiator and laminate wood flooring.

Bedroom Three

10'0" x 8'2"

Double glazed rear window, central heating radiator and laminate wood flooring.

Bathroom

A white suite including a panelled bath with mixer tap, shower over and screen, wash hand basin with mixer tap and vanity unit, close coupled wc, pvc double glazed side window chrome finish towel radiator, Travertine tiling

SECOND FLOOR

Attic

16'1" (min) x 8'10"

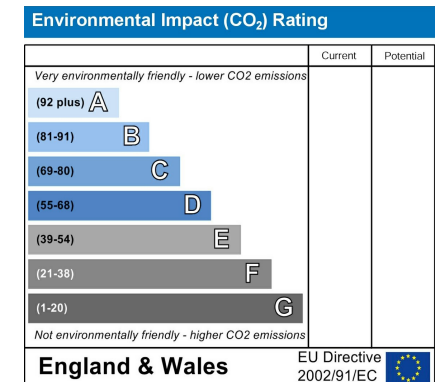
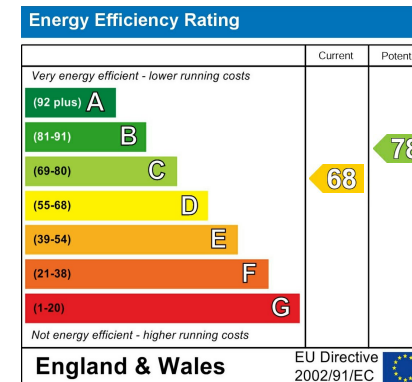
Two Velux double glazed skylight windows, central heating radiator and eaves storage.

OUTSIDE

Gardens

The property has off road parking at the front for two cars, whilst the rear garden extends to over 80ft and enjoys a sunny South Easterly aspect overlooking the adjoining farmland.

Our ref: Cms/cms/1003/23





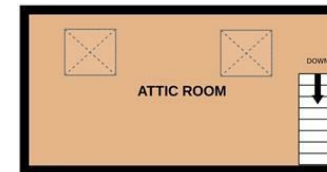
GROUND FLOOR
921 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
209 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA : 1638 sq.ft. (152.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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