



**Jordan fishwick**

2 KINGSMOOR ROAD GLOSSOP SK13 7RG  
Offers Over £450,000

## 2 KINGSMOOR ROAD GLOSSOP SK13 7RG

**\*\*SEE OUR VIDEO TOUR\*\*** A Beautifully presented detached true bungalow, in one of Glossop most sought after residential areas, offering extended living space and standing within private South facing gardens. Briefly the accommodation includes an enclosed front porch, entrance hall, extended lounge with patio doors, fitted breakfast kitchen, dining room, three bedrooms and a bathroom with separate shower. Large detached garage, two driveways and private gardens. Energy Rating D

### Directions

From our office on High Street West continue to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Proceed up the hill and out of Glossop, turn right into Hallmeadow Road, then right again into Kingsmoor Road and follow the road round to the left where the bungalow can be found on the right hand side.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and window, tiled floor and glazed door leading through to:

#### Entrance Hall

Pvc double glazed front window, central heating radiator and doors leading off to:

#### Extended Lounge

14'11" x 11'10" plus 14'1" x 11'10"

Front window, two central heating radiators, oak fire surround and electric stove, gas point, tv aerial point, pvc double glazed patio doors and opening through to:

#### Dining Room

9'6" x 8'10" (max) 8'5" (min)

Pvc double glazed rear window, central heating radiator and door through to:

#### Bedroom Three

10'11" (max less stairs) x 9'1"

Pvc double glazed front window, central heating radiator, door and stairs leading to the attic.

#### Breakfast Kitchen

11'11" x 9'11"

A range of fitted shaker style kitchen units including base cupboards and drawers, plumbing for a dishwasher and automatic washing machine, electric oven, work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, breakfast bar, ceramic hob and filter hood, matching

wall cupboards, cupboard housing the Worcester combination boiler, central heating radiator, pvc double glazed rear window and opening through to the side porch with pvc external side door.

#### Bedroom One

13'3" x 9'11"

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

9'10" x 8'11"

Pvc double glazed side window and central heating radiator.

#### Bathroom

A white suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, close coupled wc, separate shower cubicle, laminate tile effect flooring, central heating radiator and pvc double glazed side window.

### FIRST FLOOR

#### L-Shaped Attic Space

21'11" x 9'9" (less stairs) plus 12'9" x 10'5"

Partly restricted head height and pvc double glazed rear window.

### OUTSIDE

#### Detached Garage

17'4" x 14'6" (max meas)

Up and over door, power and light, rear personnel door.

#### Gardens

The property has two driveways, a front garden and an enclosed private rear garden, which enjoys a Southerly aspect with a flagged patio area, lawn, flower beds and brick garden store.

Our ref: Cms/cms/0615/22



TOTAL FLOOR AREA: 1467 sq.ft. (136.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	