





# 15 Ramsden Close, Glossop, Derbyshire, SK13 7BB

A 1970's Albert Locke built, split-level detached family house, enjoying a cul-de-sac location on the sought after Heath development, within the heart of Glossop and offered for sale with No Onward Chain. Briefly the property, which offers scope for further improvement and updating, comprises an entrance hall, ground floor third bedroom and shower room and then upstairs there is a 22ft living room with large picture window and enclosed balcony taking advantage of the forward views, a breakfast kitchen, two bedrooms and the main bathroom. Integral double garage and gardens. Energy Rating D

## Guide Price £385,000

### 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 proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Follow the road up the hill, under the bridge and turn left into North Road. Continue up the hill, turn right onto Talbot Road, left onto Heath Road, follow the road round and then turn left into Ramsden Close where the property is at the head of the cul-de-sac on the right hand side.

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, cloaks cupboard, turning stairs to the first floor, understairs cupboard, door to the garage and doors to:

#### Bedroom Three

10'8 x 9'11 (max) 9'6 (min)

Pvc double glazed front window, skirting radiators and built-in wardrobe.

### Shower Room

A white suite including a shower cubicle with electric Mira shower, pedestal wash hand basin and close coupled wc, central heating radiator.,

### FIRST FLOOR

#### Landing

Pvc double glazed side window, access to the loft space and doors leading off to:

#### Living Room

22'0 x 15'10

#### Breakfast Kitchen

14'9 x 10'6

Pvc double glazed front and side windows, skirting radiators, three wall light points, polished stone fireplace and gas living flame coal effect

fire, service hatch, pvc double glazed door leading through the enclosed, front balcony.

### Bedroom One

13'6 (plus robes) x 11'8

Pvc double glazed front window, skirting radiators and fitted wardrobes.

### Bedroom Two

12'4 x 8'7 (plus door recess)

Pvc double glazed rear window and skirting radiators.

### Bathroom

A wite three piece suite including a panelled bath with mixer tap, wash hand basin with mixer tap and vanity unit, close coupled wc, shaver point, central heating radiator and pvc double glazed rear window.

## OUTSIDE

### Integral Double Garage

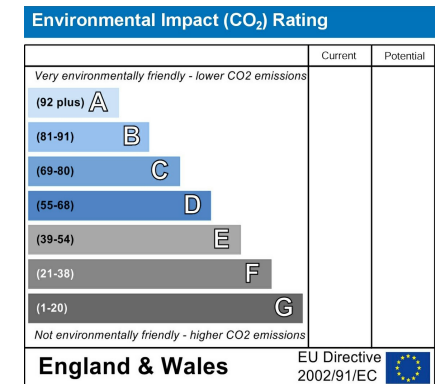
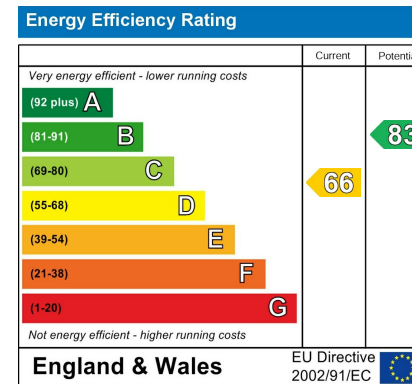
20'4 x 16'6 (max) 16'2 (min)

Up and over door, power and light, Keston gas fired central heating boiler, gas and electric meters, stainless steel sink and plumbing for an automatic washing machine.

### Gardens

The property has a front driveway and large lawned garden and steps lead up either side to the raised rear garden and garden shed.

Our ref : Cms/cms/0412/24









GROUND FLOOR



1ST FLOOR



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