



jordan fishwick

12 TARNSIDE FOLD GLOSSOP SK13 6ND

£330,000

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Tucked away in Simmondley, just a short walk from the local primary school, this late 1960's built detached family house offers extended living space on the ground floor and stands within private gardens. Briefly the property, which has gas central heating and pvc double glazing, comprises an enclosed front porch, entrance hall, front lounge, dining room with patio doors, an extended 19ft breakfast kitchen, utility room and downstairs wc. Upstairs there are three bedrooms and a bathroom with over bath shower. Double width driveway, attached garage/storage and enclosed rear garden. Energy Rating D

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout bear left into Simmondley Lane. Follow the road up the hill, turn second left into Pennine Road and then right into Werneth Road. Take the first Tarnside Fold turning on the right and the property can be found on the right hand side.

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door, cloaks cupboard housing the gas meter and door to:

Entrance Hall

Central heating radiator, spindled stairs leading to the first floor and doors leading off to:

Lounge

13'1 x 11'7 plus 8'10 x 8'4

Pvc double glazed front window, two central heating radiators, gas coal effect living flame fire with conglomerate marble back and hearth, fire surround and archway through to:

Dining Room

8'11 x 8'11

Pvc double glazed patio doors leading out to the rear garden, central heating radiator and door to:

Breakfast Kitchen

19'10 (max) x 8'9

A range of fitted, Oak fronted kitchen units including base cupboards and drawers, plumbing for a dishwasher, wine rack, work tops with an inset one and a half bowl, single drainer stainless steel sink unit and mixer tap, breakfast bar, split-level electric double oven and hob with filter hood over, wall cupboards, larder cupboard, two central heating radiators, pvc double glazed rear window and door to:

Utility Room

8'5 x 8'4

Plumbing for an automatic washing machine, tiled floor, external rear door, doors to the remaining garage space and:

Downstairs Wc

A white close coupled wc and wash hand basin, central heating radiator and rear window.

FIRST FLOOR

Landing

Access to the loft space and doors leading off to:

Bedroom One

10'9 x 10'5 (less furniture)

Pvc double glazed rear window, central heating radiator, fitted wardrobes, dressing table with drawers, over bed cupboards and bedside drawers.

Bedroom Two

10'6 x 8'3 (plus robes)

Pvc double glazed front window, central heating radiator, built-in wardrobes and cupboards.

Bedroom Three

8'0 x 4'6 plus 3'10 x 3'3

Pvc double glazed front window, central heating radiator and bulkhead storage cupboard.

Bathroom

A white suite including a walk-in panelled bath with mixer tap, shower attachment and shower screen, wash hand basin with vanity unit and low level wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Attached Garage/Storage

11'7 x 8'6

Subdivided into the utility room and remaining storage with power and light, up and over door, electric meter and door to the utility room.

Gardens

The property has a full width, concrete imprinted, front driveway and an enclosed rear garden with patio area, lawn and flower beds.

Our ref: Cms/cms/0822/24



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.

TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for any prospective purchase. 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		80
(69-80)	C	66	
(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	