



**jordan fishwick**

65 WERNETH ROAD GLOSSOP SK13 6NF

**£195,000**

## 65 WERNETH ROAD GLOSSOP SK13 6NF

Just a short walk from Simmondley Primary School and ideal for any First Time Buyers, a 1970's built, end terraced house with off road parking and enclosed gardens. Briefly comprising an entrance hall, front lounge, dining kitchen with split-level ovens, hob and dishwasher, two first floor double bedrooms and a bathroom with shower. Pvc double glazing and gas central heating. Energy Rating

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill, turn left into Pennine Road and take the second Werneth Road turning on the right where the property can be found on the right hand side.

### GROUND FLOOR

#### Entrance Hall

Double glazed composite front door, understairs cupboard, turning stairs to the first floor, laminate wood flooring and glazed door through to:

#### Lounge

15'5 x 12'5

Pvc double glazed front and side windows, central heating radiator, laminate wood flooring, glazed door through to:

#### Dining Kitchen

15'4 x 7'8

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, integrated slimline dishwasher, work tops over with an inset single drainer stainless steel sink unit and mixer tap, split-level electric double oven, gas hob and filter hood, wall cupboards, pvc double glazed rear and side windows, 2023 fitted Worcester gas fired central heating boiler and radiator, laminate wood flooring and pvc double glazed external rear door.

### FIRST FLOOR

#### Half Landing

Pvc double glazed front window and central heating radiator.

#### Landing

Access to the loft space and doors leading off to:

#### Bedroom One

11'5 x 9'5

Pvc double glazed rear window and central heating radiator.

#### Bedroom Two

12'4 x 8'9

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

#### Bathroom

A white suite including a panelled bath with Triton electric shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and pvc double glazed rear window.

### OUTSIDE

#### Gardens

The property has a block paved front driveway and an enclosed rear garden with stone flagged patio area, raised lawn and garden shed.

Our ref: Cms/cms/09/24



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			
England & Wales		EU Directive 2002/91/EC	