



## 13 Lee Head, Glossop, SK13 5DD

### Offers In The Region Of £325,000

A Wilson Estates are delighted to bring to the market this delightful family home.

Bright and welcoming, what a great feel this property has! Whilst the current owners have started with some modifications, and also have some plans drawn up for extensions, & the house might just benefit from a little redecoration, you could most certainly move straight in and start enjoying your new home.

Lee Head is accessed via Marple Road and offers a pleasant cul-de-sac perfect for a range of purchasers from those looking to buy for the first time, growing families or even those looking to downsize from a larger property.

The current layout comprises of an entrance hallway, STUNNING lounge with views over the garden, a kitchen and a garage that has been converted. Currently being used as a family room, what would you do with it?

Upstairs are three bedrooms, all rooms with a view. The bathroom has a large storage space next to it, prime for knocking through and making a lovely big family



# 13 Lee Head

Charlesworth, Glossop, SK13 5DD

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## Entrance Hallway

You will be welcomed into the home through the half glazed front door. Stairs rise to the first floor, and doors giving access to all downstairs rooms.

## Kitchen

11.9 x 7'6 (3.35m.2.74m x 2.29m)  
Windows and back door. This pleasant kitchen has floor units and plenty of shelving. There is plumbing for a washing machine, stainless steel sink unit, electric cooker point, wall mounted boiler and space for a fridge freezer.

## Family Room

15'5 x 7'8 (4.70m x 2.34m)  
Window to the front elevation. This converted garage is currently being used as a family room, but could accommodate a home office? Occasional bedroom? Even a home gym!

## Open Plan Lounge & Dining Room

24'0" x 10'7" (7.32m x 3.25)  
The heart of this lovely home. This open bright sunny space feels cosy yet spacious. The large windows bring in the light and views of the garden wherever you may be seated. Family gatherings over Christmas would be magical here.

## Stairs & Landing

Doors to all upstairs rooms.

## Bedroom One

11'5 x 10'5 (3.48m x 3.18m)  
Window to the rear elevation with views over the garden.

## Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)  
Window to the rear elevation with views over the garden.

## Bedroom Three

10'0" into eaves x 8'5" (3.05 into eaves x 2.59)  
Window to the front elevation with far reaching views. Eaves storage.

## Family Bathroom

Opaque window to the side elevation. Suite comprising of a panel bath, low level W.C and hand wash basin.

## Externally

Set back from the road, the property stands in good sized well stocked grounds. Mature bushes, shrubs and plants. And driveway parking.

## Additional Information

Tenure: Freehold  
EPC Rating: D  
Council Tax Band: C





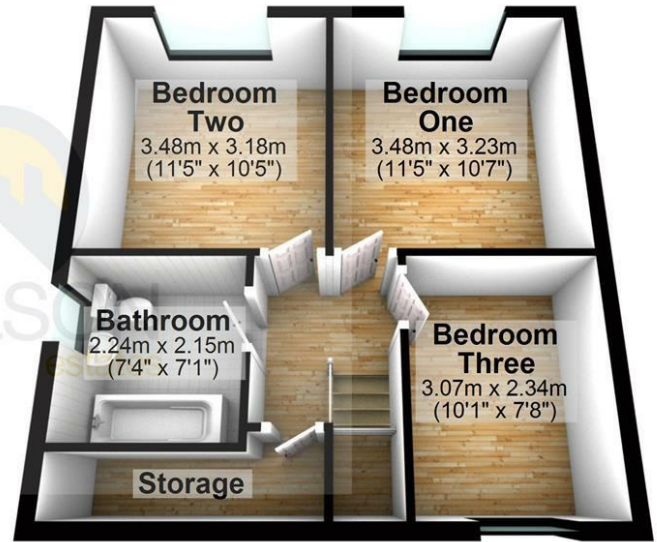




### Ground Floor



### First Floor



Total area: approx. 91.9 sq. metres (988.8 sq. feet)

## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>88</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>66</b>	(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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