



Werneth Road,

£285,000



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Werneth Road, Glossop, Derbyshire  
£285,000

Situated in a popular residential area is this beautifully presented link detached house which is nicely set back from the road and is on a corner plot. Simmondley Primary School and shops are within a short walk. The property offers any buyer a great family home which has had updates to the kitchen and bathroom. There is UPVC double glazing, gas central heating with combi boiler and a wireless alarm system. The property in brief comprises; good size front garden with plenty of parking and there is gated access to the side/rear garden. The side and rear gardens are currently set up as a kids haven with an artificial grassed mini football pitch and barked play area which climbing frame and trampoline (play equipment not included). There is also a lawned area and decked patio all enclosed by fenced boundary. The property itself is accessed via a porch which opens on to the hall, lounge with fireplace through to dining area which has doors on to garden, modern fitted kitchen with side porch and converted garage which offers a versatile room currently used as a playroom but could equally be used as a home office. Upstairs there is three bedrooms and a modern bathroom with white suite including bath and shower enclosure. EPC Grade C.

## GROUND FLOOR

### PORCH

Via UPVC door. Door to the hall.

### HALL

Laminate flooring, stairs to the first floor and doors to the lounge, kitchen and office/playroom.

### LOUNGE

3.40m x 3.96m (11'2" x 13'0")

Ceiling coving, TV point, feature fireplace with gas fire and opening to the dining area.

### DINING AREA

2.74m x 2.49m (9'0" x 8'2")

Laminate flooring and UPVC double glazed doors to the garden.

### KITCHEN

3.66m x 2.84m (12'0" x 9'4")

Modern fitted gloss, handleless kitchen which has a range of wall, base and drawer units, integrated washing machine and dishwasher, cupboard housing the combi boiler, space for fridge/freezer, built in electric oven with four ring gas hob and extractor over, sink unit with mixer tap, tiled splash back, tiled floor and door to the side porch which has access to the garden and the current owners use for a tumble dryer.

### OFFICE/PLAY ROOM

2.24m x 4.11m (7'4" x 13'6")

Versatile room which is currently used as a kids playroom, but could be equally used as an office or additional sitting room.

## FIRST FLOOR

## LANDING

Loft access (the loft has a pull down ladder and is boarded for storage) and doors to all rooms.

## BEDROOM ONE

3.07m x 3.18m (10'1" x 10'5")

Double bedroom fitted with a modern range of furniture including wardrobes, cupboards and drawers.

## BEDROOM TWO

2.90m x 3.20m (9'6" x 10'6")

Double bedroom.

## BEDROOM THREE

2.44m x 2.34m (8'0" x 7'8")

Single bedroom.

## BATHROOM

2.26m x 2.34m (7'5" x 7'8")

Modern four piece white suite comprising; freestanding bath with mixer tap, corner shower enclosure, vanity wash hand basin with mixer tap and WC. Part tiled walls and tiled floor.

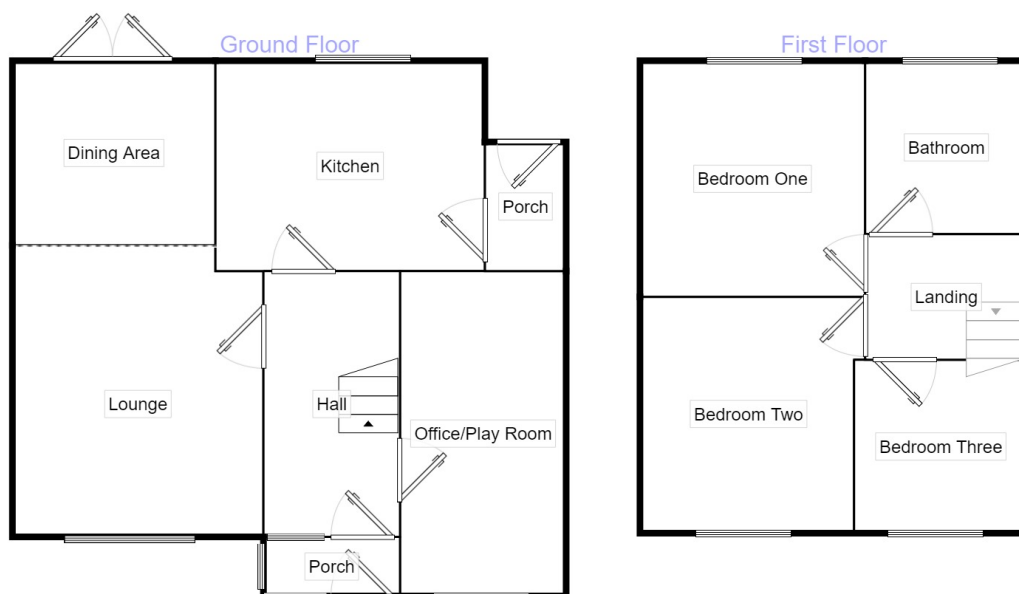
## FLOORPLAN

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Measurements are approximate. Not to scale. For illustrative purposes only.



