



*jordan fishwick*



# 12 Werneth Road, Glossop, Derbyshire, SK13 6LZ

Just up the road from Simmondley Primary School, a three storey town house, offering spacious living space, ideal for the modern day family and offered for sale with No Onward Chain. Briefly comprising on the ground floor, an entrance hall, third bedroom, sitting room/home office and utility/wc. Upstairs there is a lounge and open plan dining kitchen on the first floor and two further bedrooms and a bathroom on the top third floor. Off road parking and approx 50ft enclosed rear garden. Energy Rating C

## Offers Over £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### Directions

#### GROUND FLOOR

##### Enclosed Porch

Pvc double glazed front door and window, electric and gas meters, pvc double glazed door to:

##### Entrance Hall

Stairs leading to the first floor, electric wall heater and doors to:

##### Bedroom Three

10'6" x 8'6"

Formerly an integral garage with pvc double glazed front window and central heating radiator.

##### Sitting Room/Home Office

11'6" x 7'7" (min) 11'8" (max)

Pvc double glazed patio doors leading out to the rear garden, understairs cupboard and door to:

##### Utility Room/Wc

With plumbing for an automatic washing machine, wash hand basin and low level wc, Glow Worm gas fired central heating boiler and external rear door.

#### FIRST FLOOR

##### Lounge

14'3" x 11'7" (max) plus 7'4" x 3'5"

Two pvc double glazed rear windows, central heating radiator, oak flooring and contemporary gas log effect fire.

##### Kitchen

12'11" x 7'5"

A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, larder fridge and freezer, electric oven work tops over with an inset single drainer stainless steel one and a half bowl sink unit and mixer tap, gas hob and filter hood over,

matching wall cupboards with pelmet lighting, central heating radiator, pvc double glazed window and opening through to:

### Dining Area

8'4" x 6'2"

Pvc double glazed front window.

## SECOND FLOOR

### Landing

Electric wall heater and doors to:

### Bedroom One

12'11" (to robes) x 8'6"

Pvc double glazed front window, central heating radiator and fitted wardrobes.

### Bedroom Two

14'11" x 7'5" plus 8'5" (max) x 4'11"

Pvc double glazed rear window and central heating radiator.

### Bathroom

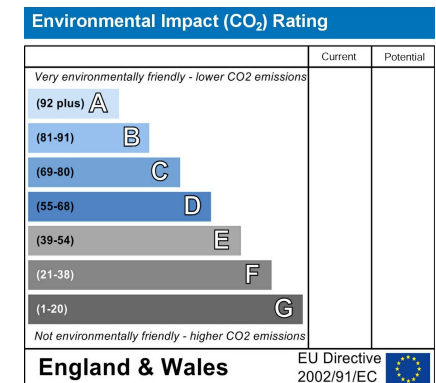
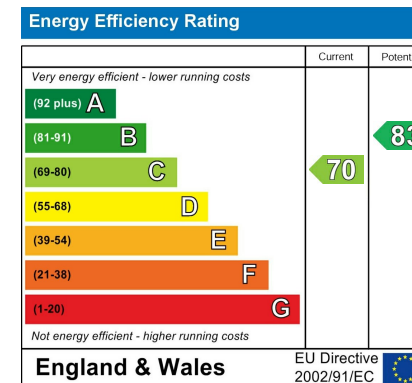
A white suite including a panelled Jacuzzi bath with mixer tap, shower and shower screen, circular wash hand basin with mixer tap and wash stand, low level wc, chrome finish towel radiator and pvc double glazed window.

## OUTSIDE

### Gardens

The property has off road parking at the front and an enclosed approx 50ft rear garden with two patio areas and lawn.

Our Ref Cms/cms/0823/23



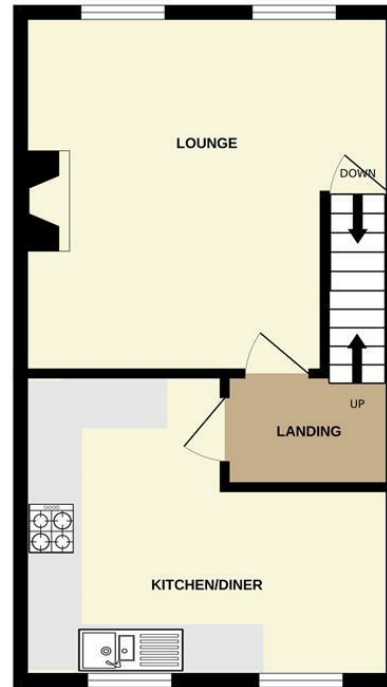




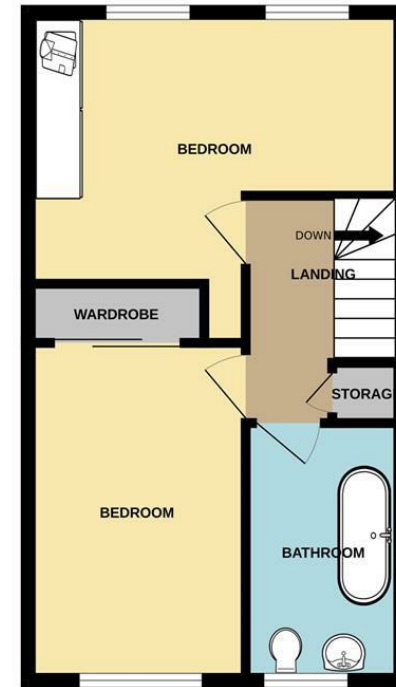
GROUND FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. 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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