





# 146 Sheffield Road, Glossop, Derbyshire, SK13 8QU

**\*\* SEE OUR VIDEO TOUR \*\*** One of only two, 2019 stone built detached family homes, offering truly deceptive living space arranged over three floors and enjoying rear views over the adjoining Glossop golf club and to the hills beyond. Briefly comprising entrance hall, downstairs wc, fitted shaker style breakfast kitchen with appliances and utility area, 17ft living room and additional sun room, three first floor bedrooms, one with its own en-suite shower room, the main bathroom with a roll top bath and then on the top floor, the master bedroom with an en-suite shower room. Underfloor heating on the ground floor, Oak internal doors and pvc double glazing. The property has parking for two cars together with an enclosed South facing rear garden and flagged side garden area. Energy Rating B

## £425,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Directions

From our office on High Street West proceed in an easterly direction to the central traffic lights and go straight on to High Street East. Follow along over the roundabout and this becomes Sheffield Road. The property can be found on the right hand side just after the turning for Hurst Road identified by our Jordan Fishwick for sale board.

#### GROUND FLOOR

##### Entrance Hall

Double glazed composite front door and pvc double glazed front window, polished tiled floor with underfloor heating, understairs cupboard, spindled stairs leading to the first floor and doors to:

##### Downstairs Wc

A white close coupled wc and matching rectangular wash hand basin with mixer tap and vanity unit, extractor fan and underfloor heating.

##### Breakfast Kitchen

11'2 x 9'8 (max meas)

A range of fitted shaker style kitchen units finished in cream and including base cupboards and drawers, built-in stainless steel finish Indesit electric oven, pan drawers, solid Oak work tops over with an inset Frankie single drainer stainless

steel sink unit and mixer tap, Indesit gas hob and filter hood over, integrated fridge freezer, matching wall cupboards with under unit lighting, breakfast bar, polished tiled floor and underfloor heating, pvc double glazed front window and opening to:

##### Utility Area

Plumbing for an automatic washing machine, fitted base and wall cupboards, larder cupboard, Oak work top and cupboard housing the Glow Worm condensing boiler.

##### Living Room

17'10 x 11'7

With underfloor heating, tv aerial point, pvc double glazed patio doors leading out to the side and opening leading through to:

##### Sun Room

15'11 narrowing to 12'11 x 11'8

With Underfloor heating, pvc double glazed patio doors leading out to the rear garden and two Velux double glazed skylight windows.

#### FIRST FLOOR

##### Landing

Central heating radiator, spindled balustrade and return staircase leading to the second floor.

### Bedroom Two

11'4 x 10'8

Pvc double glazed front window, central heating radiator and door to:

### En-Suite Shower Room

Walk-in shower, white close coupled wc and matching rectangular wash hand basin with mixer tap and vanity unit, Travertine tiling, central heating radiator and pvc double glazed front window.

### Bedroom Three

11'9 x 8'6

Central heating radiator and pvc double glazed rear window.

### Bedroom Four

8'11 x 8'5

Central heating radiator and pvc double glazed rear window.

### Bathroom

A white suite including a freestanding roll tap bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, grey towel radiator, pvc double glazed side window and Travertine tiling.

## SECOND FLOOR

### Landing

Airing cupboard.

### Master Bedroom

14'10 x 11'4

Pvc double glazed rear dormer window, central heating radiator, eaves storage cupboards and door to:

### En-Suite Shower Room

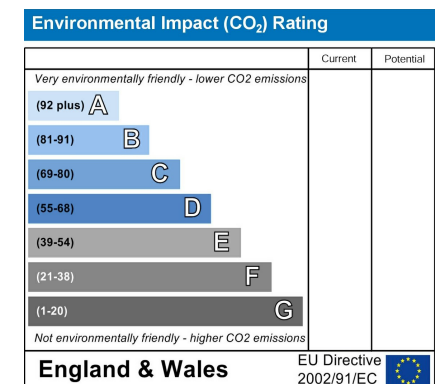
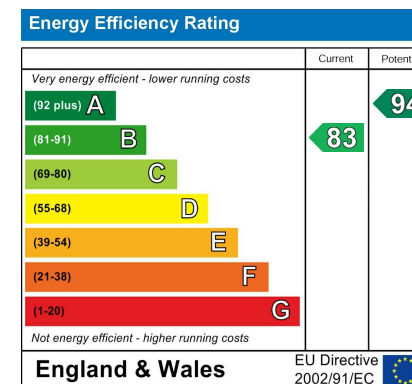
Walk-in shower, white close coupled wc and rectangular wash hand basin with mixer tap and vanity unit, grey towel radiator and Travertine tiling.

## OUTSIDE

### Gardens

The property has two parking spaces at the front, an enclosed South facing rear garden and flagged garden area at the side.

Our ref : Cms/cms/0226/25



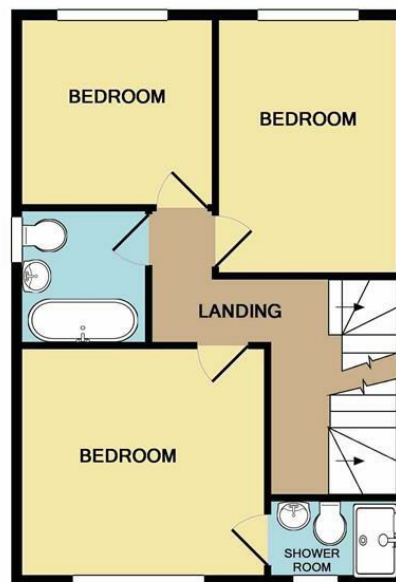








GROUND FLOOR  
APPROX. FLOOR  
AREA 624 SQ.FT.  
(58.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1486 SQ.FT. (138.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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