





# 11 Simmondley Lane, Glossop, Derbyshire, SK13 6NR

A larger than average, stone built end terraced house, with off road parking, enclosed rear garden and offered for sale with No Onward Chain. Briefly comprising an entrance hall, front dining room, lounge and fitted kitchen, a side porch, two first floor bedrooms and a bathroom with separate shower. The attic space has a skylight window and there is also a useful cellar. Energy Rating

## £250,000

### 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 a Westerly direction through the traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill and the property is on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Front door, pvc double glazed side window, central heating radiator, door to the cellar, archway to the lounge and door to:

#### Dining Room

10'5 x 10'1

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

#### Lounge

Pvc double glazed rear window, central heating radiator, stone flagged floor, cast iron fireplace with gas coal effect fire, stairs leading to the first floor and door to:

#### Kitchen

9'5 x 7'1 plus 4'10 x 4'5

A range of fitted kitchen units including base cupboards and drawers, wine rack, integrated slimline dishwasher, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, split-level double oven and gas hob with filter hood over, matching wall cupboards, pvc double glazed side and rear windows, central heating radiator and door to:

#### Side Porch

Pvc double glazed front window and external side door.

## Cellar

11'7 x 6'8 plus 11'7 x 3'6

Two chambers with electric meter and pvc double glazed rear window.

## FIRST FLOOR

### Landing

Central heating radiator and access to the loft space which has a double glazed skylight window.

### Bedroom One

11'4 (plus robes) x 10'9

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

### Bedroom Two

12'10 x 8'1 (less robes)

Pvc double glazed rear window, central heating radiator, wardrobes housing the Alpha gas fired combination boiler.

### Bathroom

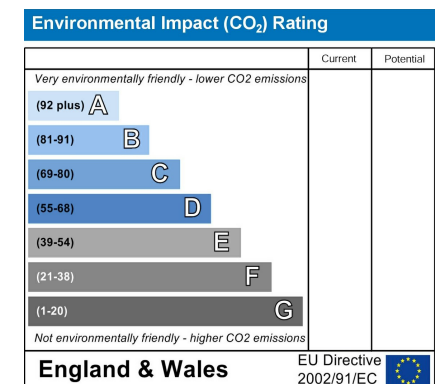
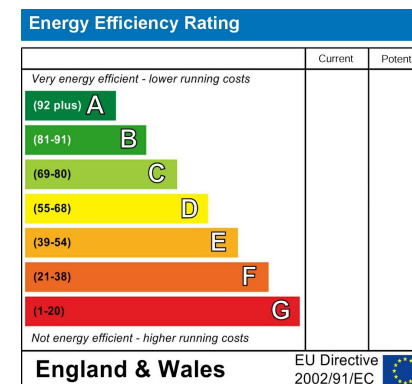
A white suite including a panelled bath with mixer tap, close coupled wc, pedestal wash hand basin and shower cubicle, tiled floor, pvc double glazed front and rear windows.

## OUTSIDE

### Gardens & Parking

The property has an off road parking space at the front and an enclosed split-level rear garden.

Our Ref: cms/cms/0307/25











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