



jordanfishwick

OAKLEIGH 63 NORTH ROAD GLOSSOP SK13 7AX
Guide Price £750,000

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An imposing late Victorian, stone built semi-detached family house, well presented throughout and arranged over three floors. Forming part of the Howard Park Conservation Area and in one of the most sought after locations in Glossop, the property has only recently had a complete re-roof with a 10 year guarantee and briefly comprises an entrance porch and hall, front sitting room, living room, conservatory and breakfast kitchen with Smallbone in-frame units, Granite tops and AGA. Upstairs there are two double bedrooms, a luxurious shower room, period style bathroom with free standing roll top slipper bath and on the top floor a spacious third bedroom. There is a useful three chamber basement offering great storage and further potential, whilst outside there is a large detached 2 storey former coach house/saddlery with huge potential for additional living space (subject to planning approval) together with mature, private gardens and parking for 4/5 cars. Energy Rating D

Directions
From our office on High Street West proceed in a Westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the hill, through the cross roads with Talbot/Dinting Road and Oakleigh can be found on the left hand side

GROUND FLOOR
Enclosed Porch
Beautiful stained glass front door and etched glass door leading through to:

Entrance Hall
Spindled stairs leading to the first floor, original Lincrusta decor, central heating radiator, and understairs access to the basement.

Sitting Room
14'8" x 13'5" (plus bay)
Front bay window with working sash pvc double glazed windows, central heating radiator, period painted slate fireplace with cast iron inset and gas living flame fire, picture rail and frieze.

Living Room
17'1" 14'1" (max)
Feature side bay window with original stained glass and window seat, two central heating radiators, picture rail and frieze, original panelled ceiling and feature fireplace, french doors leading through to:

Conservatory
12'7" (max) x 7'10"
Pvc double glazed windows and doors leading out to the stone flagged balcony, central heating radiator and archway though to:

Breakfast Kitchen
14'7" x 11'8" (max)
A range of bespoke Smallbone in-frame kitchen units including base cupboards and drawers, polished Granite tops and Belfast type sink with mixer tap, integrated dishwasher, gas fired two oven AGA, matching dresser and plate rack, central heating radiator and stable type external rear door.

FIRST FLOOR
Split-Level Landing
With spindled balustrade, central heating radiator, return stairs leading to the attic bedroom and doors off to:

Bedroom One
14'9" (max) x13'6" (plus bay)
Front bay window with working sash pvc double glazed windows, feature fireplace, fitted wardrobes and matching chest of drawers, central heating radiator.

Bedroom Two
17'0" x 14'2"
Pvc double glazed rear window, central heating radiator and feature fireplace.

Luxury Bathroom
A period style suite including a free standing roll top slipper bath and mixer tap, ball and claw feet, high level wc and pedestal wash hand basin, three column radiator and towel rail, built-in linen cupboard and pvc double glazed working sash rear window.

Shower Room
Shower cubicle, pedestal wash hand basins and low level wc, pvc double glazed side window and three column radiator with heated towel rail.

SECOND FLOOR
Attic Bedroom
At one time two rooms now a fabulous open space with pvc double glazed front dormer window and gable window enjoying far reaching views, three central heating radiators and built-in storage.

CELLARS
One
16'10" x 13'8"
Electric and gas meters, original stone keep slab, pvc double glazed side window, power and light.

Two/Utility Room
14'1" x 9'7" (min)
Plumbing for an automatic washing machine, Belfast type sink, external rear door, and door to:

Three
13'9" x 7'11"
Two pvc double glazed side windows, gas fired central heating boiler, power and light.

OUTSIDE
Detached Former Coach House/Saddlery
16'2" x 12'1" plus 15'8" x 8'7"
A substantial building in its own right offering a number of other possibilities, Up and over door, power and light, internal storage room and ladder access to the attic space.

Gardens
Oakleigh has a front garden and driveway leading through wrought iron gates to a delightful stone flagged private courtyard area and the Coach House, beyond which there is a further patio area, lawn and mature borders.

Our ref: Cms/cms/0326/21

Note
Oakleigh has only recently undergone a comprehensive programme of improvements which has included a complete reroof and a replaced skylight window, repair/replacement of barge boards/soffits, refurbished gable bay window and external paintwork throughout.

Agents Notes - HMRC Directive
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	