





# Oakleigh 63 North Road, Glossop, Derbyshire, SK13 7AX

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

## Guide Price £750,000

### 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 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" x 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 through 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) x 13'6" (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.

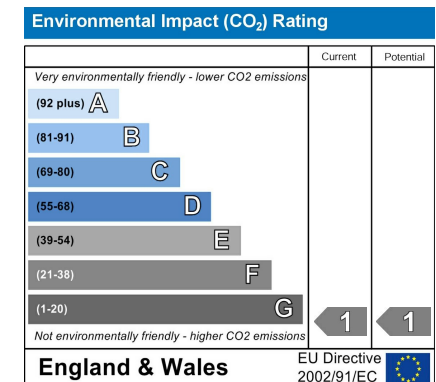
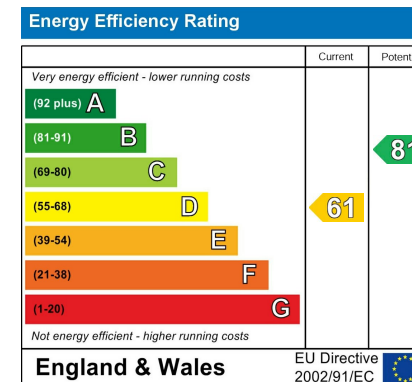
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#### Note

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.











TOTAL APPROX. FLOOR AREA 3624 SQ. FT. (336.7 SQ. M.)

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