



**jordanfishwick**

9 OLD HALL CLOSE GLOSSOP SK13 7RF  
£350,000



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An early 1960's built, semi-detached true bungalow, enjoying a peaceful location at the head of a cul-de-sac close to Manor Park and standing in private East facing gardens. The bungalow is set back from the road with a front garden and a double length driveway which leads to a detached garage, whilst internally the living space briefly comprises of an entrance hall, lounge at the rear with French doors leading to a conservatory, there is a kitchen at the front, two bedrooms and bathroom with shower. Energy Rating D

Directions

From our office on High Street West continue to the central traffic lights at Norfolk Square and turn left into Norfolk Street. Proceed up the hill and out of Glossop, turn right into Hallmeadow Road, then right again into Kingsmoor Road and then right into Old Hall Close where the bungalow is towards the end on the left hand side.

GROUND FLOOR

Entrance Hall

Front door, electric meter cupboard, folding ladder access to the boarded loft space and doors leading off to:

Lounge

16'8 x 10'9  
Dressed stone fireplace and gas coal effect fire, central heating radiator, wall light points and French doors through to:

Conservatory

9'1 x 8'5  
Pvc double glazed windows and patio doors leading out to the rear garden, tiled floor and two wall light points.

Kitchen

10'10 x 8'3  
Fitted shaker Oak Style base cupboards and drawers, gas cooker point, plumbing for an automatic washing machine, work tops and white enamelled one and a half bowl sink unit and mixer tap, Baxi gas fired central heating boiler, larder cupboard with gas meter, pvc double glazed front window, external side door.

Bedroom One

12'4 x 10'11 (less robes)  
Pvc double glazed rear window, central heating radiator and built-in wardrobes.

Bedroom Two

9'5 x 8'10  
Pvc double glazed front window and central heating radiator.

Bathroom

A white suite including a panelled bath with Mira electric shower over and shower screen, pedestal wash hand basin and close coupled wc, tiled floor, pvc double glazed front window, central heating radiator and airing cupboard.

OUTSIDE

Detached Garage

17'0 x 8'4 (max)  
Electric remote controlled up and over door (in need of repair), power and light, personnel door and two windows.

Gardens

The bungalow has a front lawn with flower beds, a double length driveway and private rear garden with patio area, lawn, fish pond and flower beds.

Our ref: Cms/cms/0709/25

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.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with SketchUp 120204

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	