



jordanfishwick

118 NORTH ROAD GLOSSOP SK13 7AX
Offers In The Region Of £535,000

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A 2019 Taylor Wimpey built detached family house, formerly the show home with many extras, an open forward aspect over neighbouring farmland and now offering extended living space all beautifully presented by the current owners. Briefly comprising an entrance hall, downstairs wc, front living room, a 26ft dining kitchen with polished Marble tops and appliances, a superb orangery extension with bi-fold doors and a useful study for anyone looking to work from home. Upstairs there are four bedrooms, all with Hammonds fitted wardrobes, an en-suite shower room and family bathroom. Driveway, detached garage and private split-level gardens. Energy Rating B

GROUND FLOOR

Entrance Hall

Downstairs Wc

Close coupled wc and wash hand basin

Living Room

15'7 (plus bay) x 12'8
A comfortable living room
Front bay window with fitted shutter blinds enjoying forward views

Dining Kitchen

26'6 x 9'4 (min) 10'7 (max)
With shaker style kitchen units finished in cream and with polished Marble tops
Integrated AEG appliances
Patio doors through to:

Orangery

13'4 x9'7
A fabulous extension and addition to the property
Bi-fold opening doors leading out to the rear garden

Study

10'7 x 6'10
Great for anyone wanting to WFH
Front window with shutter blinds

FIRST FLOOR

Landing

Master Bedroom

12'4 x 12'8 (max) 10'4 (min) less robes
Fitted Hammonds wardrobes
Front window with fitted shutter blinds and open forward aspect

En-Suite Shower Room

A white suite with walk-in shower

Bedroom Two

10'8 (max) to robes x 9'0
Fitted Hammonds wardrobes
Front window with fitted shutter blinds and open forward aspect

Bedroom Three

10'1 x 7'6 plus 6'3 x 3'10 (less robes)
Fitted Hammonds wardrobes
Rear Aspect

Bedroom Four

13'10 (less robes) x 10'0 (max) 9'1 (min)
Fitted Hammonds wardrobes
Rear Aspect

Bathroom

White three piece suite
Over bath shower

OUTSIDE

Detached Garage

Up and over door
Power and Light

Gardens

Landscaped low maintenance gardens
Artificial lawns and private decked areas

Note - Anti Money Laundering

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 floor area 152.7 sq.m. (1,644 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

