



jordanfishwick

110 NORTH ROAD GLOSSOP SK13 7AX
£665,000

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**** SEE OUR VIDEO TOUR **** Within one of Glossop's best regarded residential areas, across the road from Howard Park and standing in lovingly cared for gardens, this well presented and extended detached executive home offers extensive living space, ideal for the modern day family. Briefly the accommodation includes a bright entrance hall, downstairs wc, a 19ft through lounge, sitting room/conservatory, separate dining room and a recently refitted breakfast kitchen with polished Granite tops and integrated appliances. Upstairs there are five bedrooms, an en-suite shower room and main family bathroom. Integral double garage with electric roll over doors, driveway and private gardens. Energy rating D

GROUND FLOOR

Entrance Hall
Double glazed composite front door, pvc double glazed windows, central heating radiator, understairs cupboard and spindled stairs leading to the first floor, doors to:

Downstairs Wc
A white close coupled wc, wash hand basin with vanity unit, chrome towel radiator and pvc double glazed front window.

Through Lounge
19'10 x 12'4
Pvc double glazed front patio doors and rear window, central heating radiator, gas living flame coal effect fire and fireplace, two wall light points.

Sitting Room
9'11 x 8'0
Central heating radiator and opening through to:

Conservatory
9'9 x 8'2 9 (max meas)
Pvbc double glazed windows and door leading out to the rear garden.

Dining Room
11'3 x 9'11
Pvc double glazed patio doors, central heating radiator and door through to:

Kitchen
16'6 x 8'1
A range of recently refitted shaker style kitchen units including base cupboards and drawers, pan drawers, integrated Neff dishwasher and larder fridge, polished Granite tops over with an inset stainless steel one and a half bowl sink and mixer tap, breakfast bar, split level Neff electric oven and combination oven with microwave, induction hob, filter hood, matching wall cupboards with pelmet lighting, pvc double glazed rear window and central heating radiator.

Utility Room
7'11 x 6'1
Single drainer stainless steel sink and base cupboards, tiled floor, plumbing for an automatic washing, gas meter and internal door through to the garage.

En-Suite Shower Room
A modern white suite including a shower cubicle, close coupled wc and wash hand basin with mixer tap and vanity unit, chrome finish towel radiator and pvc double glazed side window.

Bedroom Two
12'1 (plus robes) x 11'1
Pvc double glazed rear window, central heating radiator, fitted wardrobes, dressing table and bedside drawers.

Bedroom Three
11'0 x 9'11 (less furniture)
Pvc double glazed front window, central heating radiator, fitted wardrobes, cupboards and bedside drawers.

Bedroom Four
13'2 x 8'8 (max less furniture)
Pvc double glazed front window, central heating radiator, fitted wardrobes, dressing table and bedside drawers.

Bedroom Five/Study
9'1 x 8'1 (less furniture)
Pvc double glazed rear window, central heating radiator, fitted desk and storage.

Bathroom
A white four piece suite including a panelled bath with mixer tap, close coupled wc, bidet and half pedestal wash hand basin with mixer tap, shower cubicle, white towel radiator and pvc double glazed rear window, cupboard housing the Baxi gas fired combination boiler.

OUTSIDE

Integral Double Garage
17'0 x 16'10
Twin electric remote controlled roll over doors, electric meter, power and light.

Gardens
The property includes a front garden with lawn and flower beds, a double width block paved driveway and the private rear garden includes a raised lawn, flower beds and two patio areas. garden shed and greenhouse.

Our ref: Cms/cms/1008/25

Agents Notes - HMRC Directive
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	