



COUNTRY
HOLMES

Royle Avenue, Glossop

£425,000

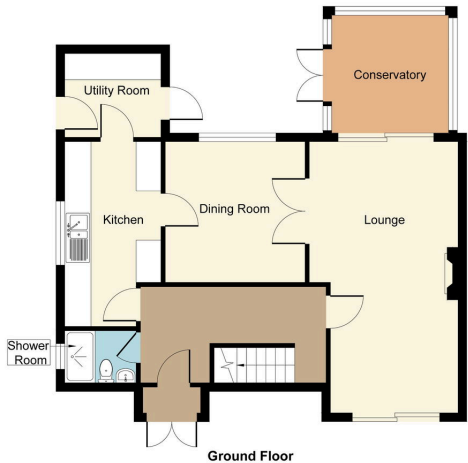
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- Large Semi-Detached Family Home
- Three Double Bedrooms
- Detached Garage & Carport
- Large secure Gardens
- Council tax is band D
- Sought After Location
- Two Reception Rooms & Conservatory
- Planning permission for rear extension and detached garage
- Freehold
- Planning docs available online



Country Holmes offers property located in one of Glossop's most sought after areas. The property adjoins woodland next to Manor Park. Built in the 1950's. This larger style semi-detached family home has large secure gardens. The accommodation comprises an entrance hall, downstairs shower room and WC, a through lounge leading into the conservatory. There is a dining room, a fitted kitchen and a utility room. Upstairs are three double bedrooms all with fitted wardrobes and a modern bathroom. The front garden has a driveway with ample parking, carport and detached garage with remote controlled electric door. The rear garden has a large lawn, planted borders, a patio area and raised seating area to the rear. This property has full planning for a large extension to the rear and a detached garage. The heating system has modern electric storage heaters on an economy 7 tariff, with heaters charging during cheaper evening hours to distribute stored heat throughout the



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC