



**GASCOIGNE
HALMAN**

38 NORTH ROAD, GLOSSOP, DERBYSHIRE, SK13 7AU

THE AREAS LEADING ESTATE AGENT



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£325,000

Ideal for first time buyers and home movers alike. A beautifully appointed 1930's semi-detached property situated in a highly desirable location close to Glossop town centre and benefitting from well-proportioned living accommodation, off road parking, gardens and an attached garage.

The timeless appeal of these 1930's period homes is one of the many enduring features of this superbly appointed semi-detached property that has been much improved by the present owners.

Set back from North Road itself, prospective buyers will benefit from off-road parking for two vehicles side by side and an attached garage with an EV charging point, light and power. The gardens at the front and rear have been beautifully maintained and offer a pleasant outdoor space throughout the seasons.

The property itself offers three well-proportioned bedrooms, perfect for a growing family or those looking to downsize in equal measure. The bathroom has been refitted in a modern and contemporary fashion, whilst the bay-fronted living room and spacious dining kitchen offer a comfortable and versatile living space, perfect for entertaining guests or relaxing with family.

Overall, this property offers a fantastic opportunity to acquire a period semi-detached house in a desirable location, with convenient access to local amenities and transport links. The price guide for this property is £325,000, making it an excellent investment for those looking for a high-quality home. Don't miss out on this fantastic opportunity and arrange your viewing today!





Material Information

Leasehold Tenure

999 Year Lease Term with 910 Years Remaining

Ground Rent of £1.38 Payable Twice a Year

Local Authority - High Peak Borough Council

Council Tax Band C

All Mains Services Connected

EPC Rating To Be Confirmed

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THE ACCOMMODATION - GROUND FLOOR

An enclosed porch provides a practical entrance to the property and includes uPVC double glazed double doors with matching side panels. An original entrance door with glazed side panels and top lights opens into a generous hallway with spindled balustrade, a period style column radiator and solid bamboo flooring.

The living room is an excellent size, with the uPVC double glazed bay window providing plenty of natural light and the bespoke shutter blinds privacy and warmth. The flooring is solid bamboo to match the hallway and there is a large central heating radiator.

The open plan dining kitchen effortlessly combines style and practicality with its Scandi style solid wood base and wall units and the clean finish of the quartz worktops. Integrated fixtures and fittings include an eye level electric double oven, a five ring gas hob with glass splashback and extractor hood over, a slimline dishwasher, an undermounted sink with recessed drainage grooves and a mixer tap, and there is space for a freestanding fridge freezer. Natural light is provided by a uPVC double glazed window above the sink area and uPVC double glazed double doors in the dining area that overlook and open out into the rear patio and garden. Other features include a tiled floor, LED ceiling spotlights and a column style double radiator.

THE ACCOMMODATION - FIRST FLOOR

The bright and airy first floor landing comprises a spindled balustrade, access to the loft storage space and a uPVC double glazed window to the side and provides access to three well-proportioned bedrooms and the refitted bathroom.

The larger of the two double bedrooms sits at the front of the property and benefits from a uPVC double glazed window, bespoke shutter blinds and a column style radiator, whilst the slightly smaller rear facing bedroom comprises a uPVC double glazed window, a column style radiator and built-in floor to ceiling storage to one of the chimney breast recesses.

Bedroom three is a good sized single bedroom and whilst currently used as a home office would work perfectly well as a







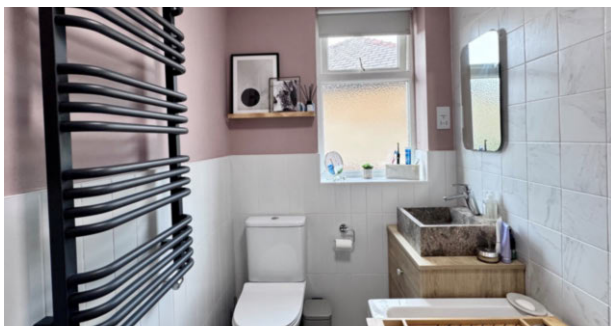
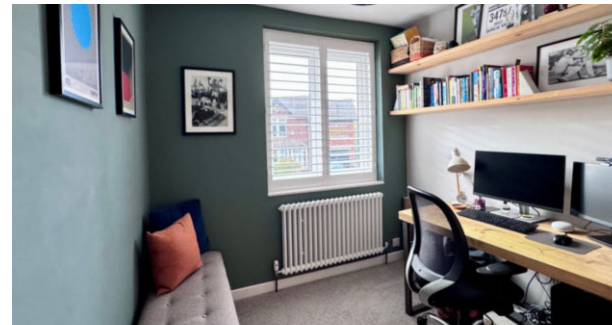
bedroom for a younger child, or as a hobby room. There is a uPVC double glazed window to the front with a bespoke shutter blind and a column style radiator.

The refitted bathroom oozes charm and style. There is a panelled bath with mixer tap and shower facilities, including an overhead rain shower and a separate hand shower attachment plus a glass shower screen and contrasting wall tiles around the bath and shower area and part tiled walls to the majority. The solid stone wash basin with mixer tap sits atop a vanity unit and there is a separate close coupled WC to the side. A partially frosted uPVC double glazed window sits on the gable wall and there is a matt black wall hung heated towel rail in contrast to the white tiling.

GROUNDS AND LOCATION

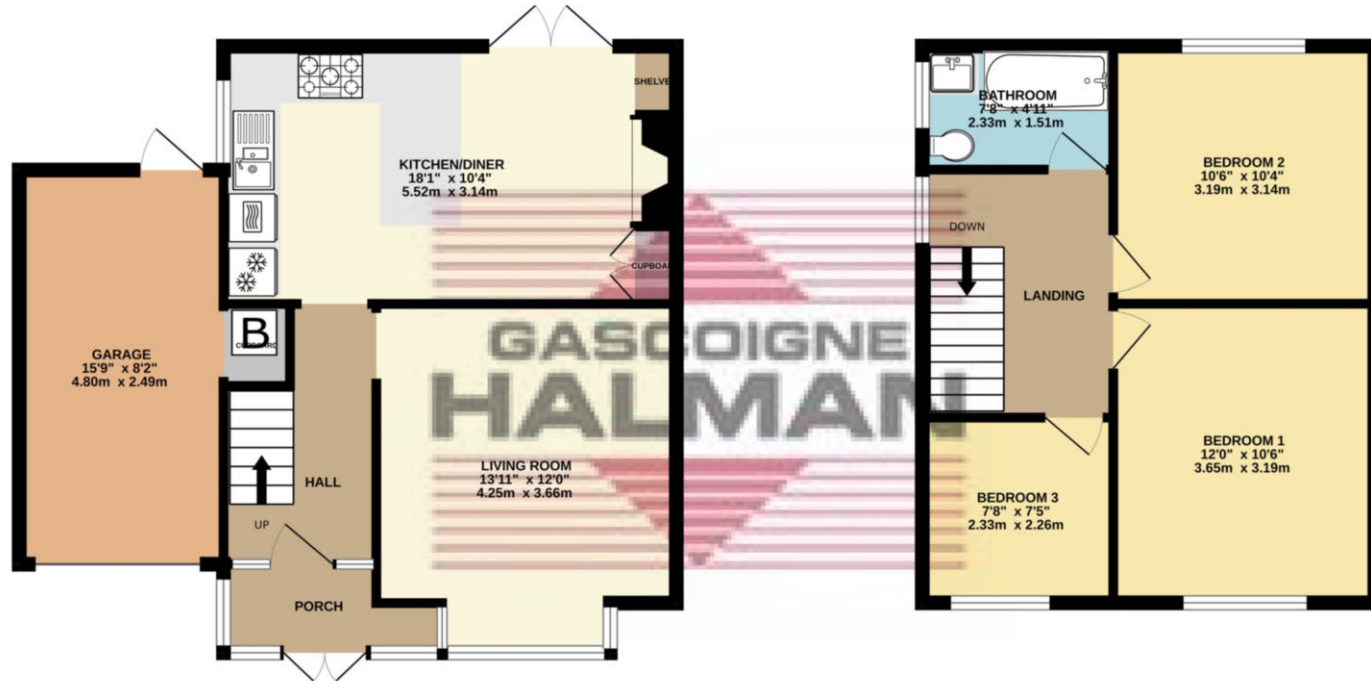
Overall the property sits on a generous plot with equally good space to the front and rear. There is a pleasant garden frontage with a retaining wall, grassed lawn and a colourful and mature flower border aside the gravel driveway which sits on retaining grids. The rear garden features a paved patio seating area extending on to a grassed lawn flanked by mature herbaceous beds and borders, with a small seating area at the far end. There is external access into the garage from the rear garden and the garage itself has light and power, an EV charging point and an up and over garage door. There is also a small recessed area under the internal staircase housing a gas fired wall mounted combination boiler.

The property sits in an incredibly convenient location in one of the most sought after parts of Glossop. Glossop Railway Station is approximately five minutes walk and connects directly into Manchester Piccadilly. Almost all of Glossop's wide variety of amenities and facilities are a comfortable walking distance including Howard Park, Victoria Baths, Glossop Library and Manor Park, with Glossop Cricket Club and Lawn Bowling Green on your doorstep. There are numerous Primary schools within a comfortable walking distance, the closest two being St Lukes and Duke of Norfolk and Secondary Education Facilities are available in the centre of Glossop or the nearby town of Hadfield. A superb location for buyers of all age groups.



GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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