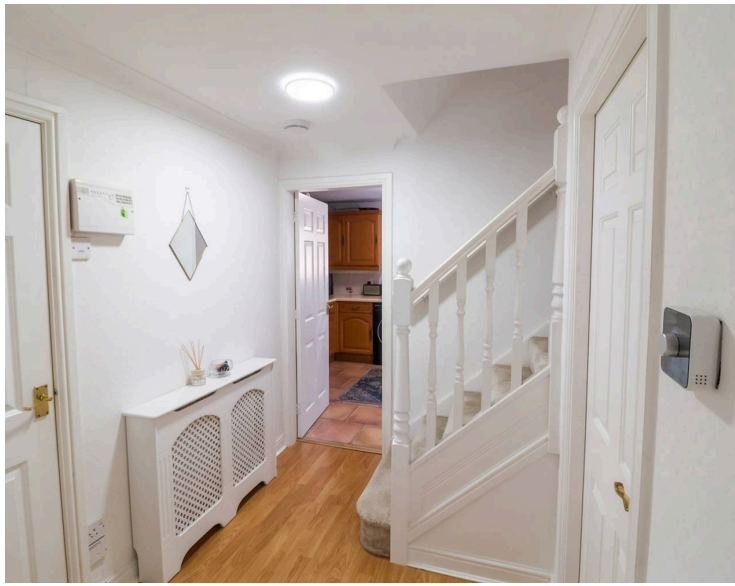


3 Woodlea Road, Glossop

£435,000 Leasehold

CHAIN FREE • Detached Family Home • Substantial Accommodation • Four Reception Rooms including Conservatory • Four Bedrooms • En-suite to Main Bedroom • Ground Floor w/c & Family Bathroom • Kitchen and Utility Room • Private Front & Rear Gardens • Desirable Residential Development



This impressive four-bedroom detached family home offers substantial and versatile accommodation, perfectly suited to modern family living. Offered to the market chain free, the property occupies a highly desirable position within a sought-after residential development in Simmondley, combining generous living space with exceptional convenience.

The ground floor features a welcoming entrance hall leading to four well-proportioned reception rooms, including a bright conservatory that provides an ideal space for relaxing or entertaining. The kitchen is complemented by a practical utility room, while a convenient ground floor WC adds further practicality for busy family life.

To the first floor, there are four generously sized bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom serving the remaining bedrooms.

While the property has been clearly well maintained, it retains much of its original fixtures and fittings throughout, presenting an excellent opportunity for cosmetic updating and modernisation. This gives prospective purchasers the chance to create a home tailored entirely to their own taste and style, while adding further value over time. With its already generous layout and excellent proportions, this is a perfect family home with outstanding potential for uplift.

Externally, the property enjoys private front and rear gardens, ideal for families, children and outdoor entertaining, along with a driveway providing convenient off-road parking.

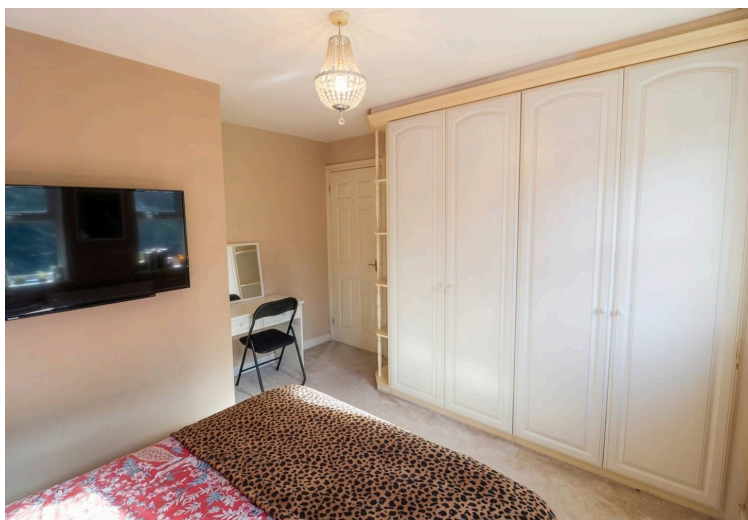
Ideally located in the ever-popular area of Simmondley, the property is particularly well suited to family buyers, with highly regarded local schools, everyday amenities and convenient access to nearby Glossop town centre, which offers a wide range of shops, supermarkets, cafés, restaurants and leisure facilities. Excellent transport links, including rail services into Manchester, make the area highly appealing for commuters.

The property also benefits from its close proximity to the beautiful surrounding countryside and Peak District landscape, with scenic walks, open green spaces and outdoor pursuits all within easy reach, offering an exceptional balance of town convenience and semi-rural lifestyle living.

This property represents a rare opportunity to acquire a spacious and flexible family home in a prime residential location, with fantastic scope for improvement and the added benefit of being offered chain free. Early viewing is highly recommended to appreciate the space, setting and potential on offer.

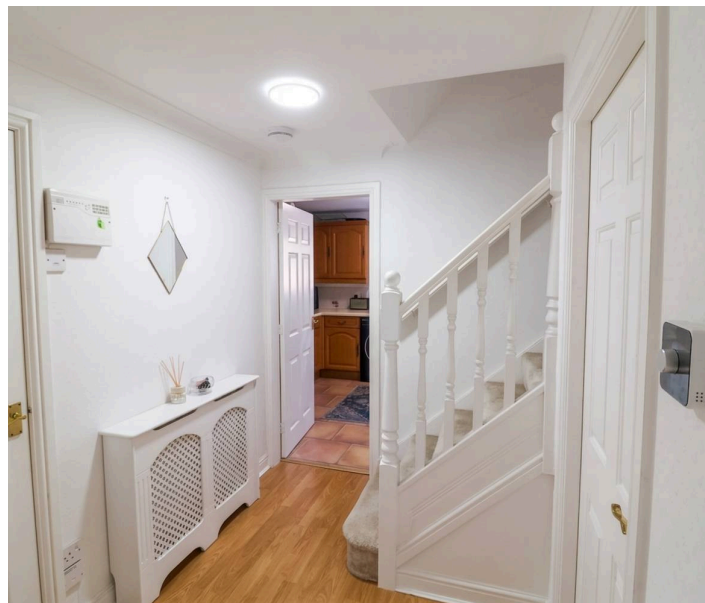
Council Tax band: E

Tenure: Leasehold



Entrance hallway

A uPVC double-glazed external door leads to the hallway, which features two ceiling light points, a wall-mounted radiator, and stairs to the first-floor accommodation. There are also internal doors to the ground floor accommodation.



WC

5' 7" x 2' 6" (1.70m x 0.75m)

Ground floor WC with a two-piece suite comprising a low-level WC and a sink unit with a cupboard below, wall-mounted radiator, uPVC window to the front elevation, and a ceiling light point.

Reception two / Bedroom

12' 0" x 6' 11" (3.66m x 2.10m)

The garage has been converted into a secondary reception area, currently used as a ground-floor bedroom, featuring ceiling spotlights and a wall-mounted radiator.



Lounge

14' 0" x 14' 8" (4.26m x 4.47m)

A generously sized lounge features a large uPVC double-glazed bay window on the front elevation, a wall-mounted radiator, a ceiling light point, and a gas fire with a decorative surround. There is an under-stair storage cupboard and an archway leading to the dining room or office.

Dining room/office

9' 9" x 10' 2" (2.96m x 3.11m)

Dining room with an internal door leading from the





Dining room/office

9' 9" x 10' 2" (2.96m x 3.11m)

Dining room with an internal door leading from the kitchen and an archway from the lounge. It features uPVC double-glazed patio doors providing access to the conservatory, a wall-mounted radiator, and a ceiling light fixture.

Kitchen

8' 11" x 13' 11" (2.72m x 4.23m)

The kitchen features a variety of high and low cabinets with contrasting work surfaces and splashback tiling. It includes an integrated electric oven, a four-ring gas hob, and an extractor fan. There is plumbing for an automatic washing machine, as well as a sink and drain. A wall-mounted radiator is present, along with a ceiling light fixture. Additionally, there is a uPVC double-glazed window at the rear, offering a view of the garden.



Utility room

9' 6" x 4' 5" (2.90m x 1.35m)

The low-level units feature contrasting work surfaces and splashback tiling, along with a stainless steel sink and draining unit. The space includes an extraction fan, a ceiling light point, and a wall-mounted radiator. There is room for a tall fridge freezer, plumbing for a washing machine, and space for a condensing dryer. A uPVC double-glazed door provides access to the garden.





Conservatory

12' 2" x 13' 8" (3.70m x 4.17m)

A spacious conservatory features uPVC double-glazed windows and a roof, a wall-mounted radiator, a ceiling light point, and double doors providing access to the rear garden.

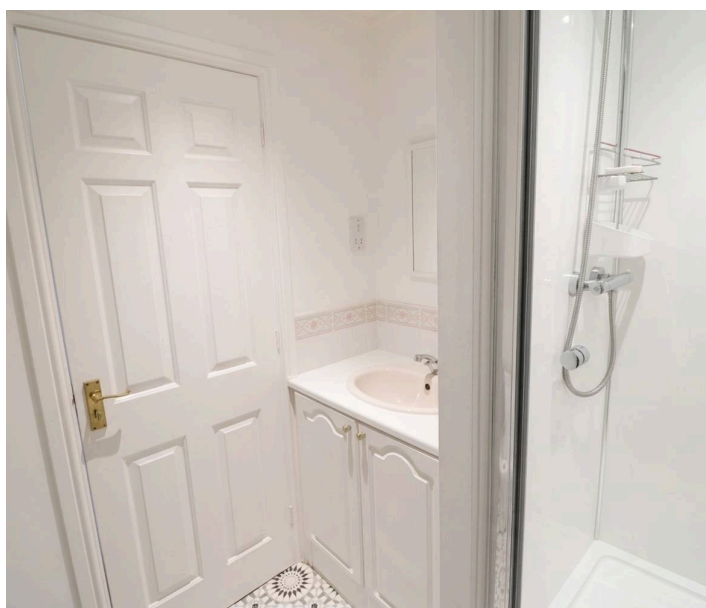
Landing

Stairs leading from the ground floor to the first floor, providing access to the loft. This includes internal doors to the first-floor accommodation and an airing cupboard.

Main bedroom

9' 3" x 11' 5" (2.81m x 3.49m)

A spacious bedroom featuring a uPVC double-glazed window at the rear, offering views of the garden and countryside. It includes a wall-mounted radiator, a ceiling light, a fitted mirrored wardrobe, and an internal door leading to the en-suite shower room.



En-suite

5' 3" x 5' 3" (1.59m x 1.59m)

A three-piece suite comprising a low-level WC, sink cabinet unit, separate shower cubicle, ceiling spotlight, wall-mounted radiator, and extraction fan.



Bedroom two

11' 5" x 10' 11" (3.49m x 3.34m)

Narrowing to 2.50m, this further double bedroom features two uPVC double-glazed windows on the front elevation, a wall-mounted radiator, a ceiling light point, and comprehensive fitted wardrobes along one wall.

Bedroom three

8' 10" x 7' 7" (2.69m x 2.31m)

uPVC double-glazed windows to the front elevation x 2, wall-mounted radiator, ceiling light point, and built-in wardrobe.

Bedroom four

8' 10" x 6' 1" (2.70m x 1.85m)

uPVC double-glazed window to the rear elevation, wall-mounted radiator, a ceiling light point, and a built-in wardrobe.



Bathroom

5' 8" x 6' 11" (1.72m x 2.11m)

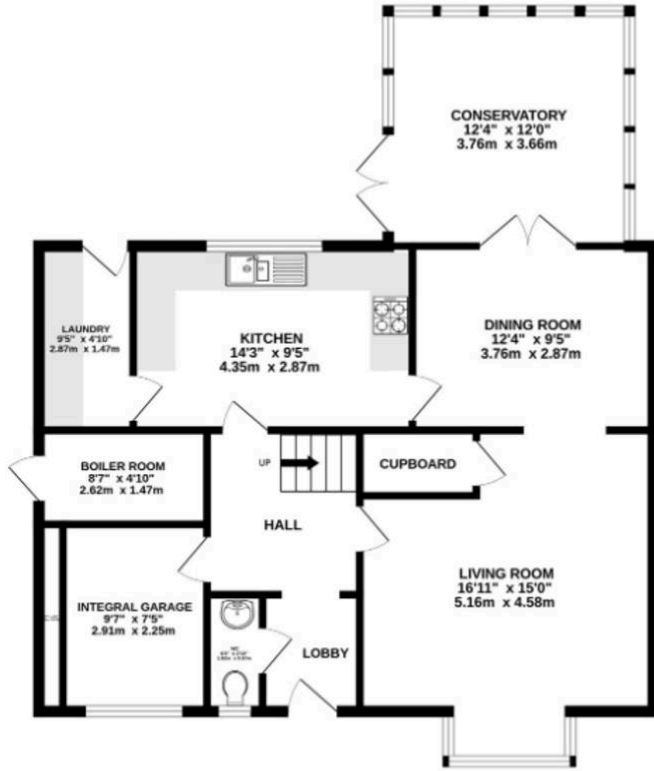
A three-piece suite comprising a low-level W sink cabinet unit and a bath with an overhead shower, splashback tiling, ceiling spotlight, and uPVC double-glazed window to the side elevation.



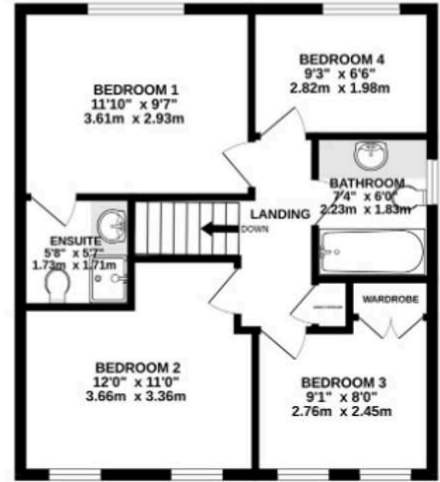
GARDEN

Externally, the property enjoys private front and rear gardens, ideal for families, children and outdoor entertaining, along with a driveway providing convenient off-road parking.

GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1413 sq.ft. (131.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

You can include any text here. The text can be modified upon generating your brochure.