

**17 Heath Road, Glossop, Derbyshire, SK13 7AY**



- FREEHOLD & CHAIN FREE
- 5 bedroom detached home
- Elevated position with far-reaching countryside views
- Spacious and flexible accommodation
- Guest or multi-generational potential
- Private gardens
- Garage and driveway
- Some updating required
- Close to Glossop town centre
- Near Victoria Park and Victorian Baths

# 17 Heath Road, Glossop, Derbyshire, SK13 7AY

## MAIN DESCRIPTION

### \*\*\*FREEHOLD & NO VENDOR CHAIN\*\*\*

Positioned in an elevated setting with fantastic far-reaching countryside views, Heath Road is a substantial detached property offering generous and versatile accommodation, ideal for growing families. The home provides a wealth of space across multiple floors, including two reception rooms, five bedrooms, and flexible areas that could suit guest or multi-generational accommodation.

While the property would benefit from some updating and modernisation, it presents great potential to become a truly fantastic family home, allowing buyers the opportunity to personalise and add value. Externally, the house enjoys private gardens, a driveway, and an integral garage, offering ample parking and storage.

Situated in a sought-after location, the property is conveniently placed close to Glossop town centre, with its range of amenities, transport links, and schools. The popular Victoria Park, along with the historic Glossop Victorian Baths, are also nearby, enhancing the appeal of this desirable setting.

Combining space, views, and location, Heath Road represents an exciting opportunity for those seeking a characterful home with outstanding potential.





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## Entrance Hallway

uPVC double-glazed external door leading into the hallway with wall-mounted radiator, ceiling light point, stairs to the first floor, and internal doors to the ground floor rooms.

## Lounge

16' 8" x 10' 6" (5.08m x 3.2m) A generous lounge with two uPVC double-glazed windows to the front and side elevations, including a bay window with spectacular far-reaching views. Wall-mounted radiator and ceiling light point.

## SECOND RECEPTION

18' 3" x 7' 4" (5.56m x 2.24m) Featuring a uPVC double-glazed bay window to the front elevation, wall-mounted radiator, and ceiling light point.

## Kitchen/Diner

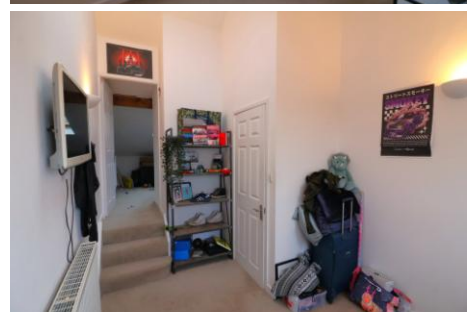
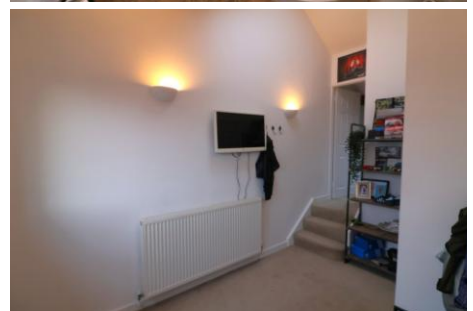
25' 6" x 8' 6" (7.77m x 2.59m) A spacious kitchen diner fitted with a range of high- and low-level units with contrasting solid oak work surfaces. Space for a double oven with stainless-steel extractor above, stainless-steel sink with drainer, and integrated dishwasher. uPVC double-glazed windows to the rear elevation, wall-mounted radiator, ceiling spotlights, and patio doors providing access to the rear garden.

## Inner Hallway

With stairs to a secondary first floor, wall-mounted radiator, ceiling spotlights, steps down to the garage, internal door to the ground-floor shower room, and opening through to the utility room.

## Utility Room / Boot Room

8' 0" x 7' 2" (2.44m x 2.18m) uPVC window and door to the rear elevation, plumbing for automatic washing machine, space for condenser dryer, and excellent storage-ideal as a boot room.



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## Ground Floor Bathroom

7' 5" x 4' 7" (2.26m x 1.4m) Four-piece suite comprising low-level WC, bath, pedestal wash hand basin, and separate shower cubicle. Splash back tiling and ceiling spotlights.

## Garage

With up-and-over vehicle access door, wall-mounted Worcester combination boiler, and ceiling light point.

## Secondary First Floor

### Bedroom Five

12' 8" x 7' 9" (3.86m x 2.36m) With pitched ceiling, uPVC double-glazed window to the front elevation offering far-reaching countryside views, wall-mounted radiator, wall-mounted light point, and opening through to a separate dressing area/office.

### Dressing Area / Office

8' 0" x 7' 8" (2.44m x 2.34m) With Velux window and wall-mounted radiator.

## Landing

Stairs rise from the ground floor to the first-floor landing with ceiling light point and loft access via pull-down ladder. Internal doors provide access to the first-floor accommodation.

## Main Bedroom

13' 7" x 11' 4" (4.14m x 3.45m) A generous double bedroom featuring a uPVC double-glazed window to the front elevation with far-reaching countryside views. Wall-mounted radiator and ceiling light point.



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## Bedroom Two

13' 0" x 9' 0" (3.96m x 2.74m) Another spacious double bedroom with uPVC double-glazed window to the rear elevation overlooking the garden. Wall-mounted radiator and ceiling light point.



## Bedroom Three

14' 8" x 7' 9" (4.47m x 2.36m) A further generous bedroom with uPVC double-glazed window to the front elevation enjoying far-reaching countryside views. Wall-mounted radiator, ceiling light point, and walk-in closet with light.



## Bedroom Four

9' 1" x 7' 5" (2.77m x 2.26m) uPVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling light point.



## Family Bathroom

7' 8" x 7' 7" (2.34m x 2.31 m) A generously sized bathroom fitted with a four-piece suite comprising low-level WC, bath with mixer tap, pedestal wash hand basin, and separate shower cubicle. Splash back tiling, ceiling spotlights, and two uPVC windows to the side elevation.



## External

The property enjoys an elevated position with far reaching countryside views and a private front garden with driveway providing access to the garage. To the rear, there is a generous, fully enclosed garden offering privacy, ideal for families, with a covered patio area perfect for outdoor entertaining or relaxing.

## DISCLAIMER

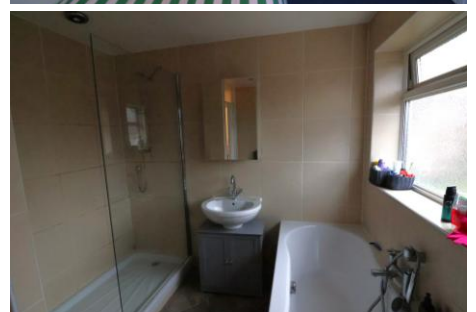
The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - C

Council Tax Band Rating -

Council - High Peak Borough Council





GROUND FLOOR



1ST FLOOR



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