

# 51 Glossop Road, Charlesworth, Glossop, Derbyshire, SK13 5HF

\*\* SEE OUR VIDEO TOUR \*\* Enjoying an open rear aspect over the adjoining farmland and overlooking Glossop Rugby Club at the front, a larger style 1920's red brick former police house, offering well proportioned living space with scope for further improvement and updating. This end terraced house, stands in large gardens, with an additional parcel of land including outbuildings/kennels, previously home to chickens, goats and even a Shetland pony! The property briefly comprises of an enclosed front porch, entrance hall, lounge and separate dining room, utility room/study, large 24ft conservatory and kitchen. There are three first floor bedrooms, the two at the rear enjoying the country views, a shower room and separate wc. A gated driveway at the side provides off road parking and access to the large detached 25ft garage and carport. Energy Rating

# Guide Price £365,000

# **Viewing arrangements**

Viewing strictly by appointment through the agent 44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

#### **GROUND FLOOR**

#### **Enclosed Porch**

Pvc double glazed front door and windows, door to:

#### **Entrance Hall**

Turning stairs leading to the first floor, understairs cupboard, central heating radiator and doors leading off to:

# Lounge

17'10 (into bay) x 12'4

Rear bay window, fitted gas fire with back boiler, glazed door leading through to

# Conservatory

24'8 x 9'7 (max)

Pvc double glazed windows and door leading out to the rear garden.

#### Kitchen

12'1 x 7'0

Fitted base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, work tops over with an inset single drainer stainless

steel sink unit with mixer tap, built-in electric oven and gas hob, filter hood and wall cupboards, gas., electric and water meters, central heating radiator and two pvc double glazed front windows.

# **Dining Room**

14'7 (into bay) x 12'6

Pvc double glazed rear bay window, central heating radiator, electric coal effect fire and fireplace, door leading through to:

# **Utility Room/Study**

14'11 x 6'8

Pvc double glazed side window, central heating radiator, fitted cupboards and drawers.

# **FIRST FLOOR**

## Landing

Access to the loft space and doors leading off to:

#### **Bedroom One**

14'6 (max) x 10'2

Pvc double glazed rear window and central heating radiator.

#### **Bedroom Two**

10'2 x 9'5 (to chimney breast)

Pvc double glazed rear window, central heating radiator and builtin wardrobe.

#### **Bedroom Three**

10'5 x 7'1

Pvc double glazed front window, central heating radiator, built-in wardrobe and hot water cylinder cupboard.

#### **Shower Room**

Shower cubicle, wash hand basin with mixer tap and vanity unit, pvc double glazed front window and central heating radiator.

#### Wc

Pvc double glazed front window and white low level wc.

#### **OUTSIDE**

#### **Detached Garage**

15'0 x 10'3

Remote controlled roll over door, power and light, work bench, rear window and adjoining carport.

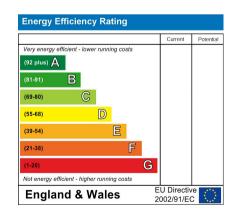
#### **Gardens**

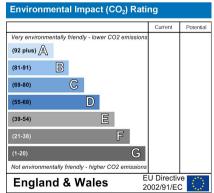
The property has a front garden, a gated driveway and rear garden with patio area, lawn and greenhouse. A range of outbuildings and kennels.

Our ref: Cms/cms/1012/25

## **Agents Notes - HMRC Directive**

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

















These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk www.jordanfishwick.co.uk







