





# 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC









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