



**jordanfishwick**

7 TARNSIDE FOLD GLOSSOP SK13 6ND  
**£450,000**



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**\*\* SEE OUR VIDEO TOUR \*\*** This extended detached property offers fantastic living space, ideal for the modern day family with a number of options for a home office if required, all just up the road from the local primary school and enjoying a corner plot with South facing rear gardens. Briefly comprising an entrance hall, front lounge, separate dining room, breakfast room, kitchen, utility room, a snug sitting room and downstairs wc. Upstairs the landing leads to five bedrooms, the master with fitted furniture, a modern en-suite shower room and family bathroom. Double length driveway and attached garage. Energy Rating C

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout bear left into Simmondley Lane. Follow the road up the hill, turn second left into Pennine Road and then right into Werneth Road. Take the second right hand turning into Tarnside Fold and the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Front Door, central heating radiator, laminate wood flooring, spindled stairs leading to the first floor and doors leading off to:

Downstairs Wc

A white close coupled wc and wash hand basin with mixer tap and vanity unit, double glazed rear window and white towel radiator.

Lounge

18'1 x 11'0

Two double glazed front windows, two central heating radiators, gas coal effect living flame fire, two wall light points, tv aerial point and glazed double opening doors through to:

Dining Room

11'11 x 10'10

Double glazed front window, central heating radiator, sliding glazed doors through to:

Breakfast Room

10'9 x 8'2

Double glazed patio doors leading out to the side garden, central heating radiator, archway leading through to the kitchen and door to:

Utility Room

10'10 x 5'9

Plumbing for an automatic washing machine, single drainer stainless steel sink unit and wall cupboards, double glazed rear window and external rear door.

Kitchen

15'1 x 7'6

A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, work tops over with an inset white one and a half bowl sink unit and mixer tap, split-level electric double oven and induction hob, filter hood, wall cupboards with pelmet lighting integrated fridge freezer and dishwasher, double glazed rear window and door back to the entrance hall.

Sitting Room

10'1 x 8'7

Double glazed patio doors and central heating radiator.

FIRST FLOOR

Landing

Double glazed side window, access to the loft space, spindled balustrade and doors leading to:

Master Bedroom

12'1 x 10'9

Double glazed rear window, central heating radiator, fitted wardrobes, bedside cabinets, over bed cupboards and dressing table, two wall light points, door to:

En-Suite Shower Room

A modern white suite including a walk-in shower, close coupled wc and wash hand basin with mixer tap and vanity unit, double glazed side window and chrome finish towel radiator.

Bedroom Two

11'3 (max) x 9'1 (to robes)

Double glazed rear window, central heating radiator, two wall light points and fitted wardrobes.

Bedroom Three

11'9 x 8'10

Double glazed front window and central heating radiator.

Bedroom Four

10'10 x 6'10 (plus door recess)

Double glazed front window and central heating radiator.

Bedroom Five

11'2 x 6'6

Double glazed front window and central heating radiator.

Bathroom

A modern white three piece suite including a panelled shower bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, double glazed rear window and chrome finish towel radiator.

OUTSIDE

Attached Garage

Up and over door, power and light, pvc rear personnel door.

Gardens

The property stands on a corner plot with a front double length driveway and gardens to three sides including patio areas, lawn and flower beds, all enjoying a sunny Southerly aspect.

Our Ref: Cms/cms/0117/25



GROUND FLOOR  
975 sq.ft. (90.6 sq.m.) approx.

1ST FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(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	