





# 6 Elm Grove, Glossop, Derbyshire, SK13 7BN

**\*\* SEE OUR VIDEO TOUR \*\*** Properties on this prime, tree lined cul-de-sac, within the heart of Glossop and just around the corner from Howard Park and the local primary school, rarely come to the open market. Offering bags of potential for improvement, this detached dormer bungalow has been a much loved family home since it was built and is now ready for the next chapter. Constructed in the late 1960's the property briefly comprises of an enclosed porch, entrance hall, a 19ft front living room, a dining kitchen overlooking the rear garden, utility room/wc and conservatory. There are two ground floor bedrooms, whilst upstairs there is a large bedroom, a spacious bathroom and useful attic storage. Attached Garage with electric door and private gardens. No Onward Chain. Energy Rating D

## Offers Over £450,000

### 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 side entrance door and door to:

#### Entrance Hall

Central heating radiator, turning stairs leading to the first floor, understairs cupboard and doors leading off to:

#### Living Room

19'5 x 12'1

Pvc double glazed front patio doors, two central heating radiators, gas living flame fire and fireplace, four wall light points.

#### Dining Kitchen

12'1 x 12'0

A range of kitchen units including base cupboards and drawers, plumbing for a dishwasher, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, electric cooker point, wall cupboards, central heating radiator, pvc double glazed rear window, door through to:

#### Utility Room/Wc

9'5 x 6'3 plus 6'7 x 5'2

Base and wall cupboards, Belfast sink, plumbing for an automatic washing machine, pvc double glazed side window, central heating radiator, wc off with close coupled wc, wash hand basin and pvc double glazed side window, doors to the garage and:

#### Conservatory

10'8 x 9'9

Pvc double glazed windows and doors leading out to the rear garden, central heating radiator.

#### Bedroom Two

11'4 x 10'5

Pvc double glazed front window and central heating radiator.

#### Bedroom Three

10'5 x 8'2

Pvc double glazed rear window and central heating radiator, access to the loft space.

### FIRST FLOOR

## Landing

## Bedroom One

17'0 x 12'2

Pvc double glazed front and side windows, central heating radiator, built-in wardrobes and access to loft space.

## Bathroom

A five piece coloured suite including a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled wc, bidet and shower cubicle, central heating radiator and two pvc double glazed windows.

## Attic Storage

10'5 x 6'4

central heating radiator and access to the eaves.

## OUTSIDE

## Attached Garage

17'6 x 10'1 (max)

Electric remote controlled up n over door, power and light, pvc double glazed side window, Glow Worm gas fired central heating boiler.

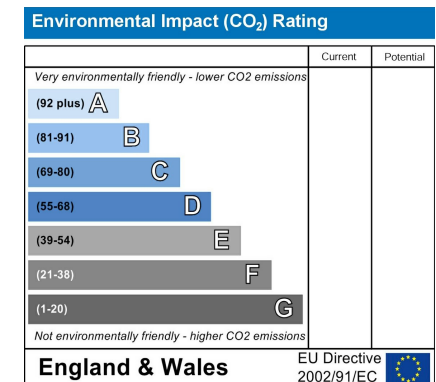
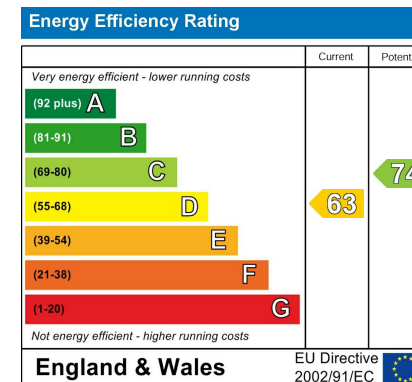
## Gardens

The property has a front garden, a block paved driveway and private rear garden with lawn, pergola, raised decking and patio areas.

Our ref: cms/cms/0909/25

## Agents Notes - HMRC Directive

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GROUND FLOOR



1ST FLOOR



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