



jordan fishwick

30 SIMMONDLEY NEW ROAD GLOSSOP SK13 6LP
Guide Price £450,000

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**** SEE OUR VIDEO TOUR **** An extended 1960's built detached true bungalow, offering spacious living space within a well regarded part of Glossop and offered for sale with No Onward Chain. The bungalow has a drive in-drive out cobbled driveway providing ample parking and inside briefly comprises of an enclosed front porch, entrance hall, a 19ft lounge with a feature fireplace, a 17ft conservatory, an L-shaped breakfast kitchen with range cooker, master bedroom with an en-suite shower room, two other bedrooms and the main bathroom with a separate shower. Attached garage and private gardens. Energy rating C

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door and windows, quarry tiled floor and double glazed composite door leading through to:

Entrance Hall

Central heating radiator and cover, doors leading off to:

Lounge

19'10 x 13'9

Pvc double glazed rear windows and patio doors leading to the conservatory, two central heating radiators and feature fireplace with gas fire.

Conservatory

17'11 x 9'7

Pvc double glazed windows and patio doors leading out to the rear garden, two electric central heating radiators.

Breakfast Kitchen

18'4 x 9'2 plus 10'7 x 7'11 (max meas)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset white enamelled one and a half bowl single drainer sink and mixer tap, Stoves range cooker and filter hood, integrated fridge freezer, dresser unit, central heating radiator and cover, pvc double glaze windows with folding shutter blinds, composite stable type external rear door and door to the garage.

Master Bedroom

13'9 x 7'7 (plus robes)

Pvc double glazed rear window and central heating radiator with cover, fitted wardrobes, cupboards and drawers, bed head and bedside cabinets, door to:

En-Suite Shower Room

A corner shower cubicle, close coupled wc and pedestal wash hand basin.

Bedroom Two

13'11 x 9'3

Pvc double glazed front window and central heating radiator with cover.

Bedroom Three

9'3 x 8'0

Pvc double glazed front window and central heating radiator.

Bathroom

Two pvc double glazed front windows with shutter blinds, white four piece suite including a panelled bath, low level wc and pedestal wash hand basin, corner shower cubicle, central heating radiator and chrome finish towel radiator.

OUTSIDE

Integral Garage

16'8 x 8'2 (max)

Up and over door, power and light, Worcester gas fired central heating boiler, gas and electric meters.

Gardens

The bungalow has a drive in - drive out cobbled driveway and an enclosed rear garden including a raised decked area which is in need of repair/replacement and a lower lawn and summer house all enjoying a high level of privacy.

Our ref: Cms/cms/0415/26

Note - Anti Money Laundering

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GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	73	
(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	