



jordanfishwick

56 BOWLAND ROAD GLOSSOP SK13 6PF
Price Guide £295,000

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Occupying an elevated position in popular Simmondley, just down the road from the local primary school, a three bedroom semi-detached family home, enjoying forward views over Glossop with a double width imprinted concrete driveway, useful garage conversion and enclosed Southerly facing rear garden. Comprising front porch, entrance hall, 22ft through lounge, dining kitchen, home office, utility, three first floor bedrooms and a bathroom. Viewing highly recommended. No Onward Chain. Energy Rating D

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill and turn left into Bowland Road, follow the road round and the property is on the right hand side.

GROUND FLOOR

Front Porch

Pvc double glazed front door and windows, central heating radiator and Amtico flooring, built-in cloak cupboard, double glazed door leading through to.

Entrance Hall

Stairs to the first floor, telephone point, dado rail, laminate wood flooring, central heating radiator and recessed lighting

Through Lounge

13'3" x 12'11" plus 9'6" x 9'3"
Pvc double glazed front window, two central heating radiators, electric fire and fireplace, three wall light points, tv aerial point, pvc double glazed patio doors leading out to the rear garden.

Dining Kitchen

9'8" x 9'0" (plus bay) plus 10'5" x 9'1"
A range of fitted shaker style kitchen units finished in cream and including base cupboards and drawers, wood block work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, ceramic hob, matching wall and larder cupboards, understairs cupboard, pvc double glazed rear windows and external rear door, laminate wood flooring, Worcester gas fired combination boiler and central heating radiator, door to:

Inner Hallway

Built-in storage cupboard, central heating radiator and leading to

Home Office

10'6" x 8'1"
Formerly the garage now a useful addition with pvc

double glazed front window, central heating radiator, electric meter cupboard, telephone point, Amtico flooring and door to

Utility

8'4" x 6'5"
Plumbing for an automatic washing machine, gas meter, power and light.

FIRST FLOOR

Landing

Pvc double glazed side window, airing cupboard with central heating radiator, loft access and spindled balustrade.

Bedroom One

12'0" x 11'8"
Pvc double glazed front window and central heating radiator.

Bedroom Two

11'1" x 10'8" (plus door recess)
Pvc double glazed rear window and central heating radiator.

Bedroom Three

8'0" x 7'2"
Pvc double glazed front window and central heating radiator.

Bathroom

A white suite comprising of a panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, two pvc double glazed windows and white towel radiator.

OUTSIDE

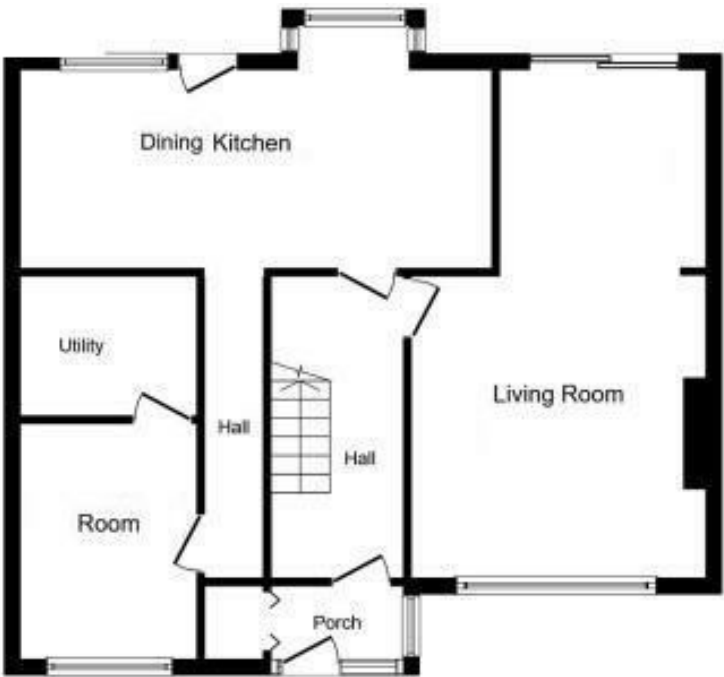
Gardens

The property has a double width imprinted concrete driveway and an enclosed split-level rear garden which enjoys a Southerly aspect.

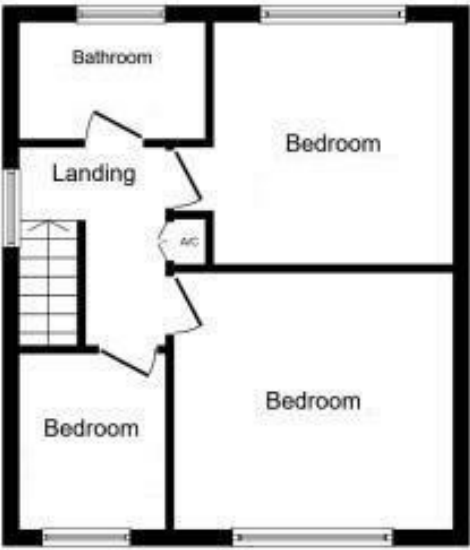
Our Ref:Cms/cms/015/22



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total floor area 112.0 sq. m. (1,206 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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