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49 Spire Hollin, Glossop, Derbyshire, SK13 7BJ

** SEE OUR VIDEO TOUR ** Within one of Glossop's most sought after locations, this well presented, 1930's built, semi-detached house, which offers extended living space and will certainly not disappoint! Briefly comprising of an entrance hall, front lounge with bay window and window seat, the dining room has not only been extended, but opened up into the kitchen which now provides a great space, with a wood burning stove, shaker style kitchen with polished Granite tops and appliances. Upstairs there are three bedrooms and a modern shower room whilst outside there is a double width resin bound driveway and an attached carport leads through to the detached garage at the rear. Sunny, South Westerly facing private gardens, ideal for those barmy summer months. Energy Rating,

£397,000

Viewing arrangements
Viewing strictly by appointment through the agent
44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Hall
Double glazed composite front door, central heating radiator with cover, stairs leading to the first floor with a glass balustrade, understairs cupboard, Karndean flooring, pvc double glazed side door leading out to the carport and glazed door leading through to:

Lounge
12'1 (bay into bay) x 10'10 (max)
Pvc double glazed front bay window with stained glass detail and window seat, Karndean flooring, central heating radiator, media storage and fitted shelving.

Kitchen
11'1 x 5'10
A range of fitted shaker style kitchen units including base cupboards and drawers, integrated washing machine and slimline dishwasher, polished Granite tops over with inset sink and mixer tap, split level Neff electric oven, microwave and ceramic hob, matching wall cupboards and filter hood, pvc double glazed rear window, Karndean flooring and opening through to:

Dining Room
14'6 x 10'10
Pvc double glazed rear window, central heating radiator, Karndean flooring, fireplace with wood burning stove.

FIRST FLOOR

Landing
Pvc double glazed side window, glass balustrade and doors leading off to:

Bedroom One
12'6 (max into bay) x 9'1 (min to robes)
Pvc double glazed front window with stained glass detail, central heating radiator, Karndean flooring fitted wardrobes and chest of drawers, ladder access to the boarded loft space which has a double glazed Velux skylight window.

Bedroom Two
10'11 x 9'8 (max to chimney breast)
Pvc double glazed rear window, built-in wardrobes/storage and central heating radiator.

Bedroom Three
7'5 x 6'0 (less bulkhead)
Pvc double glazed front window with stained glass detail and central heating radiator, Karndean flooring.

Shower Room
Walk-in shower cubicle, close coupled wc, wash hand basin with vanity unit, matt black towel radiator and fittings, pvc double glazed rear window.

OUTSIDE

Carport
18'3 x 7'9'
Double opening front doors, opening through to:

Detached Garage
17'10 x 9'11
Up and over door, power and light, pvc double glazed window.

Gardens
The property has a double width resin bound driveway at the front and the rear garden enjoys a sunny South Westerly aspect with a raised natural stone flagged patio area and a lower garden with artificial lawn and flower beds.

Our ref : Cms/cms: 0331/26

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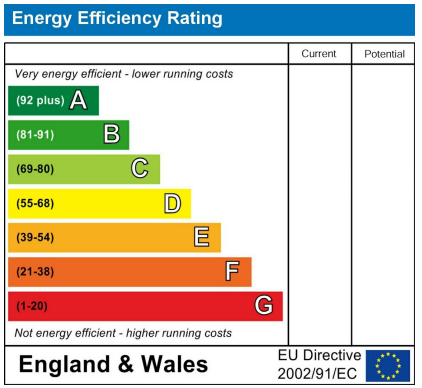

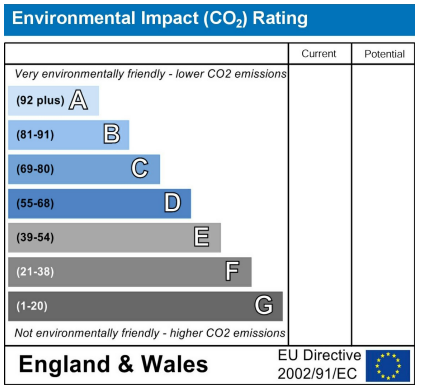

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