



jordanfishwick

118 SIMMONDLEY LANE GLOSSOP SK13 6LU
Offers In The Region Of £380,000

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**** SEE OUR VIDEO TOUR **** Offering bags of potential and with scope for further improvement and updating, this detached true bungalow stands within large gardens in popular Simmondley and is offered for sale with No Onward Chain. Briefly the living space includes a front porch and entrance hall, a front lounge leads through to a dining room and conservatory and there is a kitchen which could quite easily be opened up to the dining room and the rear porch to make a larger room, three bedrooms and a bathroom. Outside there is a driveway at the side with space for two cars and a detached garage. Energy Rating D

GROUND FLOOR

Entrance Porch

Pvc double glazed front door, tiled floor, gas meter and pvc double glazed inner door leading through to:

Entrance Hall

Central heating radiator, laminate wood flooring, cloaks cupboard with electric meter, doors leading off to;

Lounge

16'1 (max) x 11'11

Front and two side pvc double glazed windows, central heating radiator, parquet flooring, tiled fireplace and archway through to:

Dining Room

9'7 x 8'11

Central heating radiator, parquet flooring and pvc double glazed door through to:

Conservatory

10'9 x 6'10 (max meas)

Pvc double glazed windows and doors out to the rear garden, tiled floor.

Kitchen

11'7 x 7'6

Base cupboards and drawer, plumbing for an automatic washing machine, slimline dishwasher, work tops over with an inset one and half bowl, single drainer sink and mixer tap, gas cooker point, central heating radiator, pvc double glazed rear window and door to:

Rear Porch

Access to the loft space and pvc double glazed external rear door.

Bedroom One

10'11 x 10'4 (less robes)

Pvc double glazed front window, laminate wood flooring, central heating radiator and built-in wardrobes with sliding doors.

Bedroom Two

9'7 x 8'10

Pvc double glazed side window, laminate wood flooring and central heating radiator.

Bedroom Three

10'4 x 8'6

Pvc double glazed rear window, laminate wood flooring and central heating radiator.

Bathroom

A white panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and close coupled wc, pvc double glazed rear window.

OUTSIDE

Detached Garage

Up and over door.

Gardens

The bungalow has a walled front garden, a driveway with space for two cars and a large rear garden with a lawn and flagged patio area.

Our ref: Cms/cms/1021/25

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	