



10 Wardlow Walk, Gamesley, Glossop, Derbyshire, SK13 0BL

Located on the outer edge of the estate and offering extended living space, this end terraced house has scope for some further improvement and is offered for sale with No Onward Chain. Briefly the property comprises of an enclosed front porch, entrance hall, an 18ft living room and sun room extension with patio doors, a fitted kitchen and downstairs shower room. Upstairs there are three bedrooms and a modern bathroom. Approx 80ft Rear Garden. Energy rating C

£186,500

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door and windows, door leading through to:

Entrance Hall

Electric and gas meter cupboard, central heating radiator, doors to:

Living Room

18'9 x12'8

Pvc double glazed rear window and patio doors leading out to the side decked area, central heating radiator and opening through to:

Sun Room

10'0 x 8'6

Pvc double glazed widow and patio doors, central heating radiator and downlighters.

Kitchen

11'8 x 8'3

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob and filter hood over, matching wall cupboards, tiled floor and pvc double glazed front window.

Shower Room

Shower cubicle, pedestal wash hand basin and close coupled wc, central heating radiator.

FIRST FLOOR

Landing

Cupboard housing the Vaillant gas fired combination boiler and door leading off to:

Bedroom One

12'10 (max) x 10'4

Pvc double glazed rear window and central heating radiator.

Bedroom Two

13'9 x 8'3

Pvc double glazed rear window and central heating radiator.

Bedroom Three

10'8 x 8'3

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

Bathroom

A white three piece suite including a panelled bath with mixer tap, pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed front window.

OUTSIDE

Gardens

The property has a covered decked area at the side with a summerhouse/shed and the rear garden has patio area and extends to approximately 80ft in length.

Our ref : Cms/cms/0114/26

Note - Anti Money Laundering

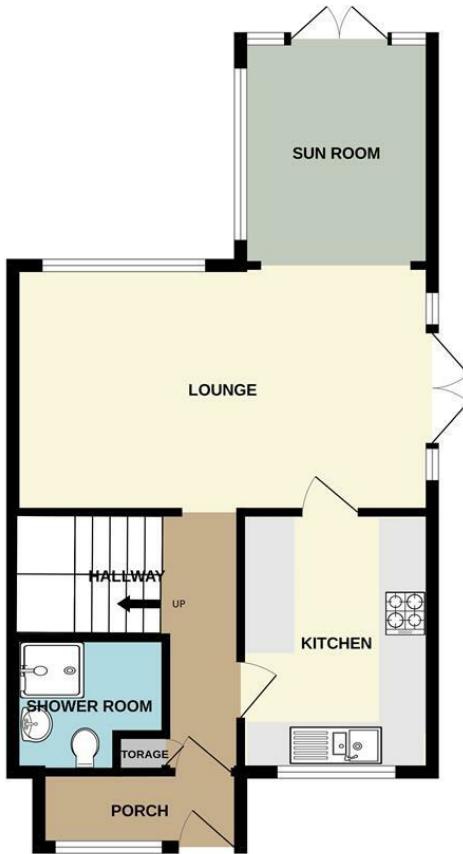
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This floorplan is for illustrative purposes only and should not be used as the only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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