



FOR SALE  
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MJ25 ZLV

# 20 Turnlee Road, Glossop, Derbyshire, SK13 6JS

A spacious, Victorian semi-detached family house, with living space arranged over three floors and the scale of which, can only be truly appreciated upon an internal inspection. Briefly the property includes an entrance vestibule and entrance hall, a front lounge with open grate fireplace, a separate dining room and a kitchen with Granite tops. Upstairs there are three bedrooms, a modern wet room and then on the top floor, a dormer bedroom and en-suite with a roll top bath. Walled frontage and enclosed rear garden area. Energy Rating E

## £350,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

#### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the first roundabout bear left onto Primrose Lane. This becomes Turnlee Road and the property can be found on the right hand side.

#### GROUND FLOOR

##### Entrance Vestibule

Front door, tiled floor, glazed door with stained glass through to:

##### Entrance Hall

Four column cast iron central heating radiator, stairs to the first floor and doors to:

##### Lounge

13'6 x 11'7

Pvc double glazed front window, six column cast iron central heating radiator, feature open grate cast iron fireplace and two wall light points.

##### Dining Room

14'10 x 11'10 (to chimney breast)

Pvc double glazed side and rear windows, central heating radiator, laminate wood flooring and door through to:

##### Kitchen

15'10 x 8'6

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, polished granite work tops over with an inset white ceramic sink and mixer tap, gas cooker point, wall cupboards with pelmet lighting, large understairs cupboard, central heating radiator, pvc double glazed rear window and composite external rear door.

#### FIRST FLOOR

##### Landing

Spindled balustrade, two central heating radiators, pvc double glazed front window, stairs to the attic and door leading off to:

##### Bedroom Two

14'10 x 10'5

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

### Bedroom Three

13'4 x 11'4

Pvc double glazed front window and central heating radiator.

### Bedroom Four

8'3 x 6'9

### Wet Room

Walk-in shower, wash hand basin and vanity unit, low level wc, central heating radiator and pvc double glazed rear window.

## SECOND FLOOR

### Attic Bedroom

15'3 x 12'9 (max) 10'1 (min)

Pvc double glazed dormer window, central heating radiator, eaves storage and door to:

### En-Suite Bathroom

Previously a shower room with wc, now with a roll top bath with ball and claw feet, wash hand basin with vanity unit.

## OUTSIDE

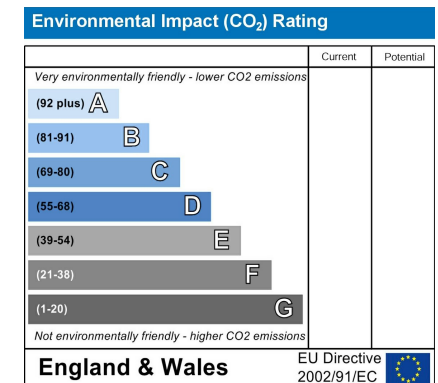
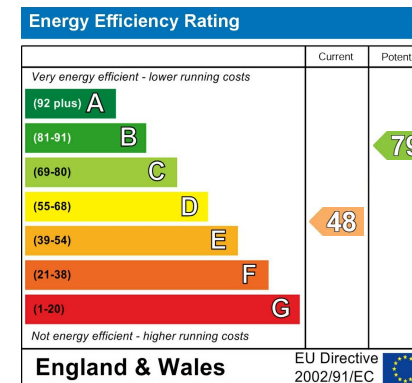
### Gardens

The property has a walled frontage and an enclosed rear garden area with garden store.

our ref: Cms/cms/0523/25

### 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.







Total area: approx. 135.4 sq. metres (1457.8 sq. feet)



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