



jordanfishwick

6 ELM GROVE GLOSSOP SK13 7BN
Offers Over £450,000

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**** SEE OUR VIDEO TOUR **** Properties on this prime, tree lined cul-de-sac, within the heart of Glossop and just around the corner from Howard Park and the local primary school, rarely come to the open market. Offering bags of potential for improvement, this detached dormer bungalow has been a much loved family home since it was built and is now ready for the next chapter. Constructed in the late 1960's the property briefly comprises of an enclosed porch, entrance hall, a 19ft front living room, a dining kitchen overlooking the rear garden, utility room/wc and conservatory. There are two ground floor bedrooms, whilst upstairs there is a large bedroom, a spacious bathroom and useful attic storage. Attached Garage with electric door and private gardens. No Onward Chain. Energy Rating D

GROUND FLOOR

Enclosed Porch

Pvc double glazed side entrance door and door to:

Entrance Hall

Central heating radiator, turning stairs leading to the first floor, understairs cupboard and doors leading off to:

Living Room

19'5 x 12'1

Pvc double glazed front patio doors, two central heating radiators, gas living flame fire and fireplace, four wall light points.

Dining Kitchen

12'1 x 12'0

A range of kitchen units including base cupboards and drawers, plumbing for a dishwasher, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, electric cooker point, wall cupboards, central heating radiator, pvc double glazed rear window, door through to:

Utility Room/Wc

9'5 x 6'3 plus 6'7 x 5'2

Base and wall cupboards, Belfast sink, plumbing for an automatic washing machine, pvc double glazed side window, central heating radiator, wc off with close coupled wc, wash hand basin and pvc double glazed side window, doors to the garage and:

Conservatory

10'8 x 9'9

Pvc double glazed windows and doors leading out to the rear garden, central heating radiator.

Bedroom Two

11'4 x 10'5

Pvc double glazed front window and central heating radiator.

Bedroom Three

10'5 x 8'2

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

FIRST FLOOR

Landing

Bedroom One

17'0 x 12'2

Pvc double glazed front and side windows, central heating radiator, built-in wardrobes and access to loft space.

Bathroom

A five piece coloured suite including a panelled bath with mixer tap, pedestal wash hand basin with mixer tap, close coupled wc, bidet and shower cubicle, central heating radiator and two pvc double glazed windows.

Attic Storage

10'5 x 6'4

central heating radiator and access to the eaves.

OUTSIDE

Attached Garage

17'6 x 10'1 (max)

Electric remote controlled up n over door, power and light, pvc double glazed side window, Glow Worm gas fired central heating boiler.

Gardens

The property has a front garden, a block paved driveway and private rear garden with lawn, pergola, raised decking and patio areas.

Our ref: cms/cms/0909/25

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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan C0025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	