



3 Beech Avenue, Glossop, Derbyshire, SK13 6NP

An extended mid terraced house, located towards the head of a cul-de-sac and standing in large Southerly facing gardens. Briefly the property comprises an entrance hallway, front lounge, superb extended 18ft dining kitchen with bi-fold doors, downstairs wc and upstairs there are three bedrooms, a useful box room and modern bathroom with shower. Double width driveway and rear garden with patio area and garden room. Energy Rating

Offers In The Region Of £275,000

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 bear right at the first mini roundabout, then immediately left at the next mini roundabout onto Simmondley Lane. Proceed up the hill and turn right into Beech Avenue where the property is on the left hand side.

GROUND FLOOR

Entrance Hallway

Composite front door, stairs leading to the first floor and door to:

Lounge

13'8" x 13'0" (max less chimney breast)

Pvc double glazed front window, central heating radiator, tv aerial point and door through to:

Dining Kitchen

18'11" x 12'8" (plus recess)

Extended with a range of contemporary kitchen units including base cupboards and drawers, wine fridge, plumbing for an automatic washing machine, pan drawers, polished Quartz tops over with an inset one and a half bowl sink with mixer tap, Range cooker and filter hood, matching wall cupboards with pelmet lighting, central island and breakfast bar, understairs cupboard, underfloor heating, bi-fold opening doors out to the rear garden and door to:

Downstairs Wc

A white close coupled wc, wash hand basin with mixer tap and vanity unit, pvc double glazed side window and external rear door.

FIRST FLOOR

Landing

Doors to:

Bedroom One

12'3" x 12'0"(less chimney breast)

Two pvc double glazed front windows and two central heating radiators.

Bedroom Two

10'10" x 8'6"

Pvc double glazed rear window and central heating radiator.

Bedroom Three

9'1" x 7'2" plus 6'2" x 2'0"

Pvc double glazed front window and central heating radiator.

Box Room

8'2" x 4'9"

Pvc double glazed rear window and central heating radiator.

Bathroom

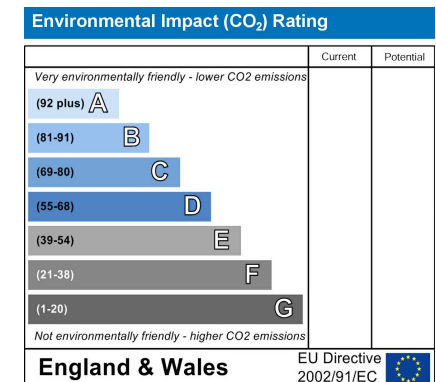
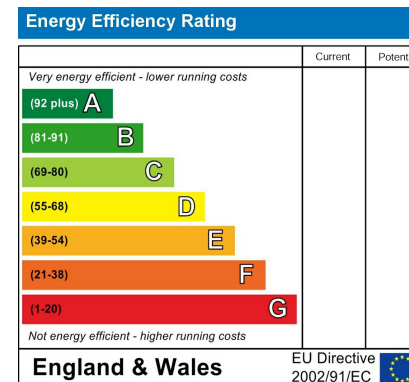
A modern white three piece suite including a panelled bath with shower over and shower screen, wash hand basin with vanity unit, close coupled wc, pvc double glazed rear window, chrome finish towel radiator and illuminated mirror.

OUTSIDE

Gardens & Parking

The property has a block paved double width front driveway and the Southerly facing rear garden includes a tiled patio area, lawn and garden room/office.

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