



*jordanfishwick*

63 PENNINE ROAD GLOSSOP SK13 6UL

**£285,000**

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Just down the road from Simmondley Primary School, an early 1970's built, link detached family house, enjoying far reaching rear views over the surrounding area and offered for sale with No Onward Chain. Briefly comprising an enclosed front porch, entrance hallway, front lounge and through dining area, conservatory and kitchen with appliances, three first floor bedrooms and a bathroom with shower. Double driveway, attached garage with utility and enclosed low maintenance rear garden. Energy Rating D

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door and windows, tiled floor and door to:

Entrance Hall

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

Lounge

12'9 x 11'4  
Pvc double glazed front bow window, central heating radiator and opening through to:

Dining Area

8'10 x 8'4  
Central heating radiator and pvc double glazed patio doors through to:

Conservatory

12'2 x 8'1  
Pvc double glazed windows and doors leading out to the rear garden, Dimplex electric heater.

Kitchen

10'5 x 8'7  
A range of fitted kitchen units including base cupboards and drawers, electric oven, work tops over with an inset white sink unit and mixer tap, gas hob and filter hood, wall cupboards and wine rack, integrated fridge/freezer, understairs cupboard, tiled floor, pvc double glazed rear window, door to the garage.

FIRST FLOOR

Landing

Access to the loft space, spindled balustrade and doors leading off to:

Bedroom One

11'2 (less robes) x 10'10  
Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Two

10'4 x 9'7 (plus door recess)  
Pvc double glazed rear window and central heating radiator.

Bedroom Three

8'2 x 7'5  
Pvc double glazed rear window and central heating radiator.

Bathroom

With a panelled bath, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Attached Garage

18'1 x 8'7  
Up and over door, power and light, utility area off with plumbing for an automatic washing machine and Alpha gas fired combination boiler, pvc double glazed external rear door.

Gardens

The property has a front lawn , a double width driveway and a private rear garden.

Our ref: Cms/cms/0807/26

Note - Anti Money Laundering

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                                   |                         | 84        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |