



Jordan fishwick

118 MARPLE ROAD, CHARLESWORTH, GLOSSOP

£550,000

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An attractive double fronted country cottage property of character, adjoining open fields, located off the main road and hidden away, offering well presented and only recently refurbished living space. At one time three separate cottages, the current owners have tastefully refurbished the property throughout which now briefly comprises a front porch, a 26 ft lounge, study and downstairs wc, a stunning dining kitchen with contemporary units and appliances, utility room, four first floor bedrooms, a luxurious period style bathroom with free standing slipper bath and a shower room. Parking to the side and front cottage garden. Energy Efficiency Rating D

Directions

From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and on into the centre of Charlesworth. Follow the road through the village, down the hill and then the property can be found on the right hand side.

GROUND FLOOR

Front Porch

Front door and double glazed windows, door to:

Hallway

Stairs leading to the first floor and doors to:

Lounge 26'0" x 13'1" (7.92m x 3.99m)

Three double glazed windows, two central heating radiators, tiled floor and door to:

Study 9'2" x 6'9" (min) (2.79m x 2.06m (min))

Three column central heating radiator, tiled floor and door to:

Downstairs Wc

A white period style low level wc, wash hand basin with mixer tap and wash hand stand, three column radiator and chrome finish towel rail.

Dining Kitchen 21'4" x 13'8" (6.50m x 4.17m)

Double glazed double opening doors out to the front garden, tiled floor, two column central heating radiators, a range of contemporary kitchen units including base cupboards and drawers, central island with twin wine coolers and range cooker, integrated fridge and freezer, stainless steel sink and mixer tap, door to:

Utility Room

Stainless steel storage units and sink, plumbing for an automatic washing machine, gas fired combination boiler and external rear door.

FIRST FLOOR

Landing

Pvc double glazed rear window and access to the loft space.

Bedroom One 14'0" x 13'7" (4.27m x 4.14m)

Double glazed front window and three column central heating radiator.

Bedroom Two 13'2" x 10'9" (4.01m x 3.28m)

Double glazed front window and three column central heating radiator.

Bedroom Three 13'10" x 8'11" plus 9'5" x 4'3" (4.22m x 2.72m plus 2.87m x 1.30m)

Double glazed front window and designer central heating radiator.

Bedroom Four 10'7" x 7'6" plus 4'4" x 3'1" (3.23m x 2.29m plus 1.32m x 0.94m)

Pvc double glazed rear window, central heating radiator and walk-in wardrobe.

Shower Room

Walk-in shower, rectangular wash hand basin with mixer tap and vanity unit, close coupled wc, designer central heating radiator and pvc double glazed rear window.

OUTSIDE

Gardens & Parking

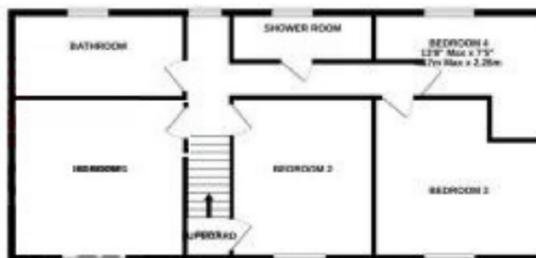
The property has hardstanding parking at the side and a cottage garden at the front. Our ref: Cms/cms/1009/20



£550,000



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) 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			
		57	86

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) 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			
		47	77

England & Wales EU Directive 2002/91/EC