



4 Charlestown View, Glossop, Derbyshire, SK13 8GT

An immaculately presented semi detached property situated within walking distance from Glossop town centre. This newly built property offers a entrance hallway with downstairs w/c, a good sized kitchen with built in appliances and an open plan lounge and dining area with bi-folding doors looking on to a Southerly facing low maintenance rear garden . On the first floor the landing leads to three bedrooms and a family bathroom. Energy Rating B

Asking Price £239,950

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 an Easterly direction and at the central traffic lights turn right onto Victoria Street. Follow the road up the hill and as it bears to the left the road changes to Charlestown Road. Continue along this road and the property is situated on the new housing development on the left hand side.

GROUND FLOOR

Entrance Hallway

6'6" x 4'2"

Pvc front door. central heating radiator, built in cupboard with wooden ledge and door to:

Downstairs Wc

White close coupled wc, matching sink and mixer tap, pvc doubled glazed window, grey laminate flooring, towel radiator , ceiling spotlights and solid pine internal door and electric consumer unit.

Lounge/ Dining Area

20'3"x 9'9" + 9'10" x 5'10"

Spacious open plan dining and lounge area with white pvc bi-folding doors leading to a Southerly facing low maintenance rear garden, recently fitted light grey carpet, two central heating radiators and understairs storage cupboard.

Kitchen

10'1" x 7'5"

Variety of high and low slate grey cupboards and draws with white marble effect worktops, integrated appliances including fridge/ freezer, electric oven , gas hob and stainless steel over head extractor fan, dishwasher and chrome sink and drainer with mixer tap. undercounter spotlights , kickboard lighting and ceiling spotlights and pvc double glazed window. and newly fitted light grey laminate flooring, central heating radiator.

FIRST FLOOR

Landing

Bedroom One

15'7" x 7'6" (min)

Two pvc double glazed windows, central heating radiator and newly fitted light grey carpet.

Bedroom Two

11' 9" x 6'2"

Pvc double glazed window over looking the rear garden and central heating radiator.

Bedroom Three

9'9" x 9'0"

Pvc double glazed window over looking the rear garden and central heating radiator.

Family Bathroom

6'2" x 7'1"

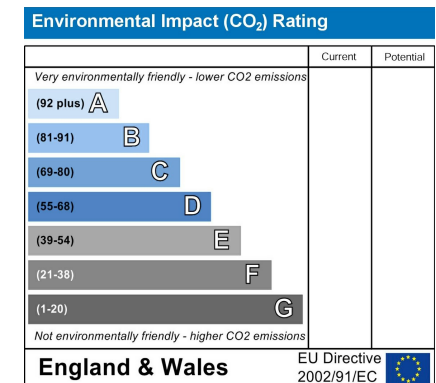
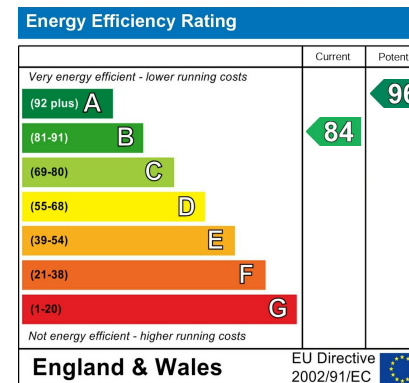
A modern white three piece suite including a panelled bath with mixer tap and shower screen, pedestal wash hand basin with mixer tap and close coupled wc, pvc double glazed frosted rear window and chrome finish towel radiator, ight grey laminate flooring and extractor fan .

OUTSIDE

Gardens

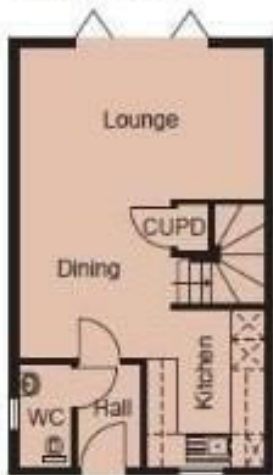
The property has a Southerly facing low maintenance rear garden which includes flagged patio area, lawn, raised flower beds and wooden Gazebo. There is a rear garden gate leading to the off road parking for the property situated at the side.

Our ref: HC/0223/23





Chestnut A



Ground Floor

Chestnut B



First Floor

Ground Floor - Chestnut A

	Meter
Kitchen/ Dining	4.80 x 2.75/ 2.80 0.60
Lounge	4.80 x 3.30
Hall	2.00 x 1.50/ 1.10 x 2.00
WC	1.90 x 1.00

First Floor - Chestnut A

Bed 1	4.80 x 2.90/ 2.80 x 0.40
Bed 2	2.80 x 2.65
Bed 3	1.90 x 3.70
Bathroom	1.90 x 2.10
Hallway	1.00 x 2.70



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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