



jordan fishwick

2 Heather Bank Close, Glossop, Derbyshire, SK13 6NG

****SEE OUR VIDEO TOUR**** Standing towards the head of a cul-de-sac and offering extended living space, a well maintained detached family home with integral garage storage and private South facing rear gardens. Briefly comprising an entrance hall, downstairs wc, extended L-shaped living room with dining area and patio doors, a fitted kitchen and utility room. Upstairs the landing leads to three good bedrooms and the bathroom. Gas central heating and pvc double glazing. Energy Rating E

Price Guide £265,000

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 at the second roundabout turn left into Simmondley Lane. Continue up the hill, turn left into Pennine Road, take the second Werneth Road turning on the right, continue up the hill and turn right again into Heather Bank Close where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Pvc front door, doors to the utility room and:

Downstairs Wc

A white low level wc and pvc double glazed front window.

L-shaped Living Room

21'1" (min) 9'11" plus 12'0" x 11'0"

Extended with two pvc double glazed rear windows, two central heating radiators and double glazed patio doors leading out to the rear garden.

Kitchen

12'0" x 6'4"

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for a dishwasher, wine rack, electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob, matching wall cupboards, two pvc double glazed windows and tiled floor.

Utility Room

Plumbing for an automatic washing machine, gas fired central heating boiler and external side door.

FIRST FLOOR

Landing

Access to the loft space.

Bedroom One

13'6" x 10'4" (less robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes with cupboards over.

Bedroom Two

11'9" x 10'2"

Pvc double glazed rear window, storage cupboard and central heating radiator.

Bedroom Three

10'4" x 8'8" plus 5'9" x 3'0"

Two pvc double glazed front windows and central heating radiator.

Bathroom

A white suite including a panelled bath with electric shower over, pedestal wash hand basin and close coupled wc, pvc double glazed front window and central heating radiator.

OUTSIDE

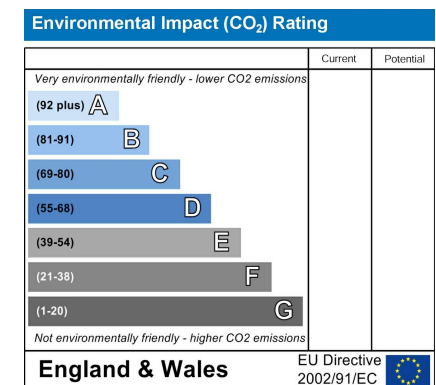
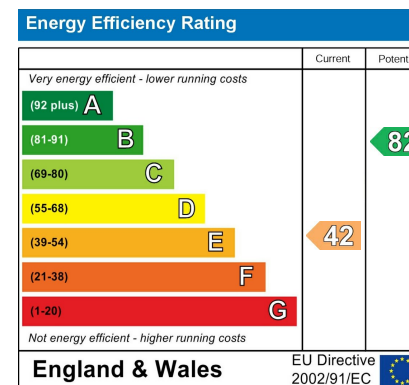
Garage Storage

Up and over door.

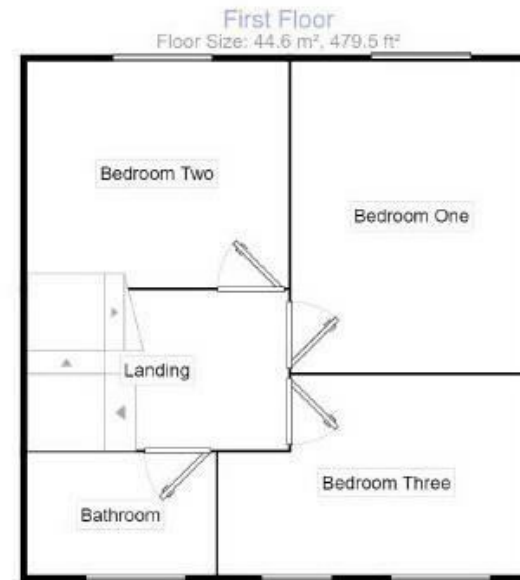
Gardens

The property has a front driveway and steps lead up to the raised garden area and front door. The enclosed private rear garden enjoys a sunny Southerly aspect.

Our ref:Cms/cms/0424/23







Measurements are approximate. Not to scale. For illustrative purposes only.



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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

