



jordan fishwick

13 Lee Head, Charlesworth, Glossop, Derbyshire, SK13 5DD

Located at the head of a cul-de-sac and standing in large gardens, this semi-detached family house is guaranteed to impress and offers still further potential. Currently comprising an entrance hall, front kitchen, a spacious living room overlooking the rear garden and a recently converted integral garage provides a useful addition as either a home office or even a fourth bedroom. Upstairs there are three bedrooms and a bathroom. Plans have been approved to extend the rear of the property and relocate the kitchen to the rear of the property which then allows for a replacement ground floor wet room and utility room - plans are available for inspection on request. Energy Rating D

Offers In The Region Of £325,000

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 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 Charlesworth where the road changes to Marple Road. Eventually turn left into Lee Head and then the property is on the left hand side at the head of the cul-de-sac.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door, stairs to the first floor, central heating radiator and doors leading off to:

Kitchen

11'9" x 7'6"

Fitted base cupboards, plumbing for an automatic washing machine, electric cooker point, work tops with a single drainer stainless steel sink unit, shelving, Ideal gas fired central heating boiler and radiator, two pvc double glazed windows and external side door.

Living Room

12'5" x 10'8" plus 11'11" x 10'3"

Two pvc double glazed rear windows, two central heating radiators and tv aerial point.

Converted Garage

15'5" x 7'8"

A useful addition with a pvc double glazed front window and

central heating radiator.

FIRST FLOOR

Landing

Built-in storage cupboard and doors leading off to;

Bedroom One

11'5" x 10'5"

Pvc double glazed rear dormer window and central heating radiator.

Bedroom Two

10'9" x 10'5"

Pvc double glazed front dormer window and central heating radiator.

Bedroom Three

10'0" (plus eaves) x 8'6"

Pvc double glazed side window and central heating radiator.

Bathroom

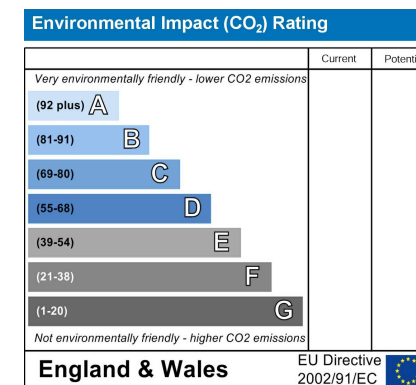
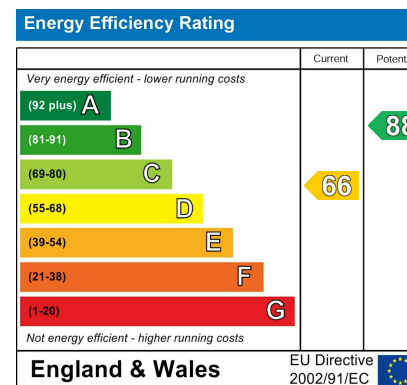
A white three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear dormer window.

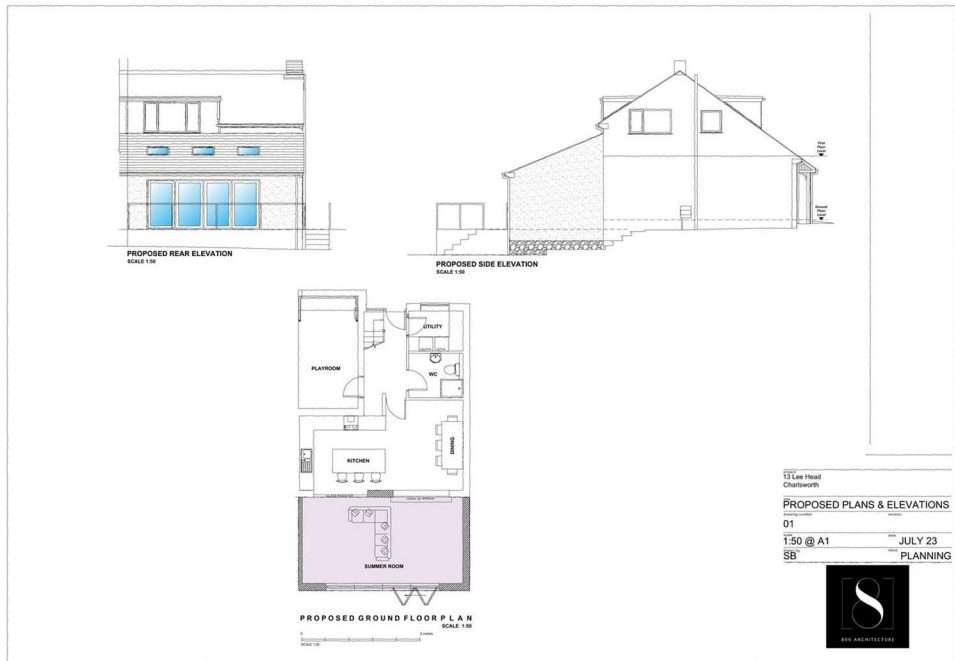
OUTSIDE

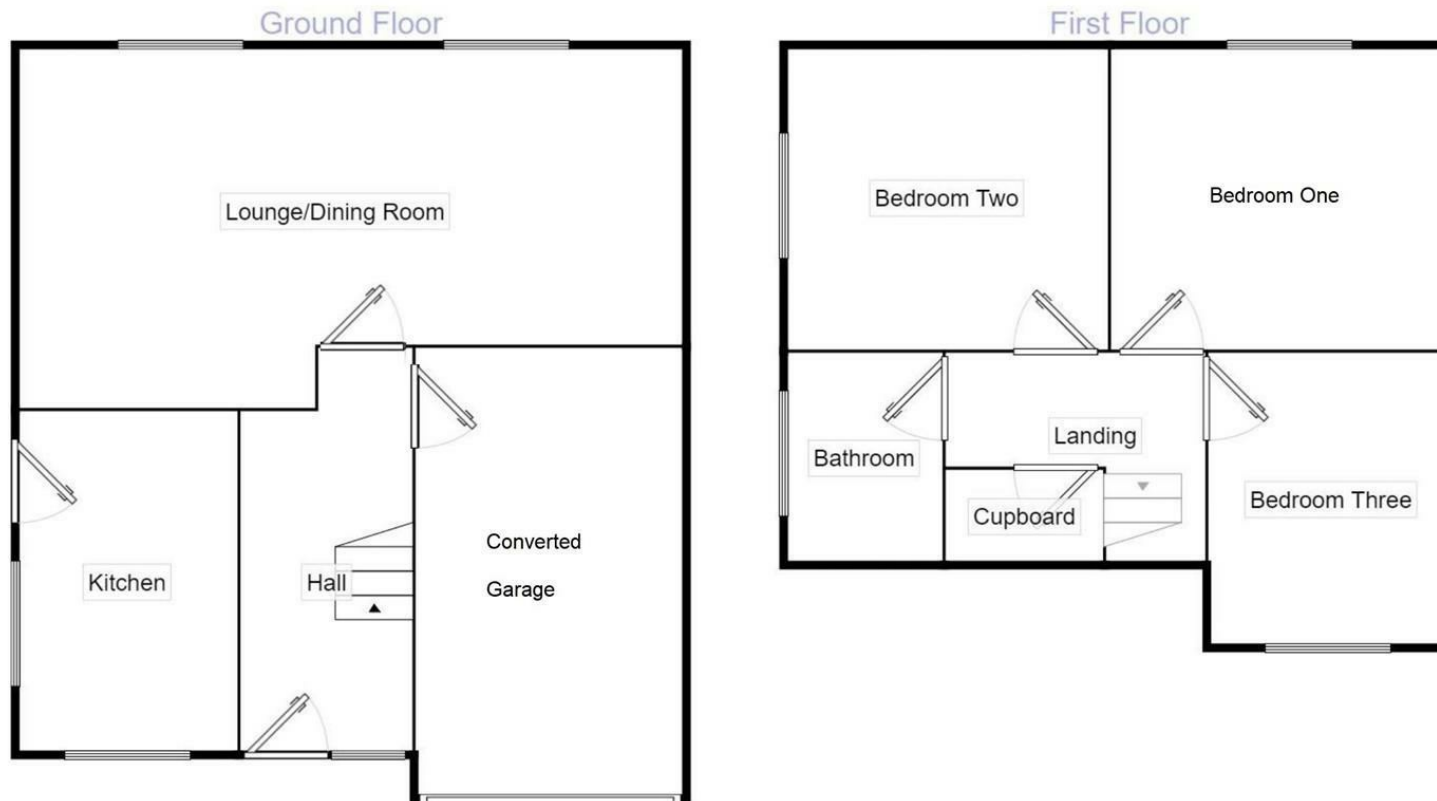
Gardens

The property has a front garden, driveway and approx 50ft rear garden with a large patio area and lawn.

Our ref: Cms/cms/0824/23







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



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