



*jordan fishwick*

# 58 Hawthorn Drive, Glossop, Derbyshire, SK13 7EE

**\*\* SEE OUR VIDEO TOUR \*\*** A 2019 Taylor Wimpey built semi-detached family home, forming part of this recently completed Laurel View development. Briefly comprising an entrance hall, front lounge, downstairs wc and fitted dining kitchen with patio doors and including appliances. Upstairs there are three bedrooms, the master with an en-suite shower room and the main family bathroom with shower. Gas central heating, pvc double glazing, enclosed low maintenance garden and off road parking for two cars. Energy Rating B

## Guide Price £289,950

### 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 a westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the road and eventually turn right onto Hawthorn Drive, follow the road round and the property is on the right hand side.

### GROUND FLOOR

#### Entrance Hallway

Double glazed composite front door, central heating radiator, stairs to the first floor and door to:

#### Lounge

13'11" x 12'1" (max meas)

Pvc double glazed front window, central heating radiator and door leading through to:

#### Downstairs Wc

A white close coupled wc, pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and tiled floor.

#### Dining Kitchen

15'5" x 9'5"

A range of fitted kitchen units finished in cream and including base cupboards and drawers, integrated dishwasher and washing machine, wood block effect tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, integrated fridge/freezer, matching wall cupboards, split-level electric double oven and five ring gas hob, filter hood over and matching wall cupboards, Ideal gas fired combination boiler and central heating radiator, storage cupboard and pvc double glazed patio doors leading out to the rear garden.

### FIRST FLOOR

#### Landing

### Master Bedroom

9'8" x 9'3" (plus door recess)

Pvc double glazed front window, central heating radiator, fitted wardrobe and door to:

### En-Suite Shower Room

A white suite including a shower cubicle with Aqualisa electric shower, wash hand basin with mixer tap and vanity unit, close coupled wc, pvc double glazed front window and chrome finish towel radiator.

### Bedroom Two

10'10" x 8'6"

Pvc double glazed rear window and central heating radiator.

### Bedroom Three

11'7" (max) 10'10" (min) x 6'7"

Pvc double glazed rear window and central heating radiator.

### Bathroom

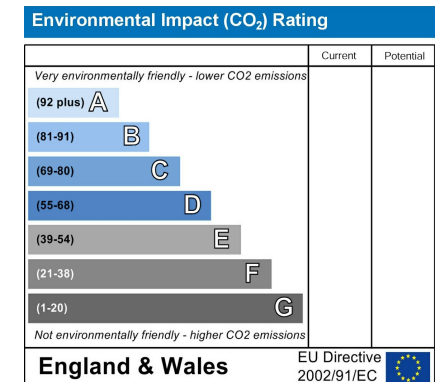
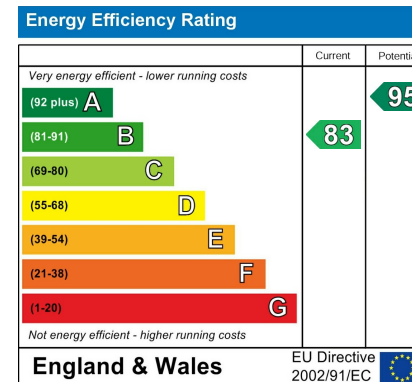
A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator.

### OUTSIDE

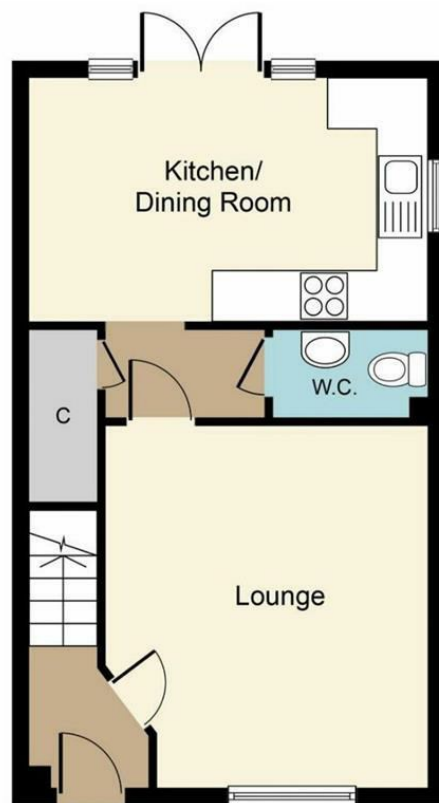
#### Gardens

The property has a two car driveway at the side and an enclosed low maintenance rear garden with flagged patio area and artificial lawn.

Our ref: Cms/cms/0803/23







**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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