



JORDAN FISHWICK  
EXCLUSIVE

| 90 | North Road | | Glossop







### Features

- Individually Built Detached Family Home
- Prime Location
- Howard Park Conservation Area
- Five Bedrooms & Three En-Suites
- Solar Panels & Air Source Heat Pump
- Attached Double Garage & Large Gated Grounds

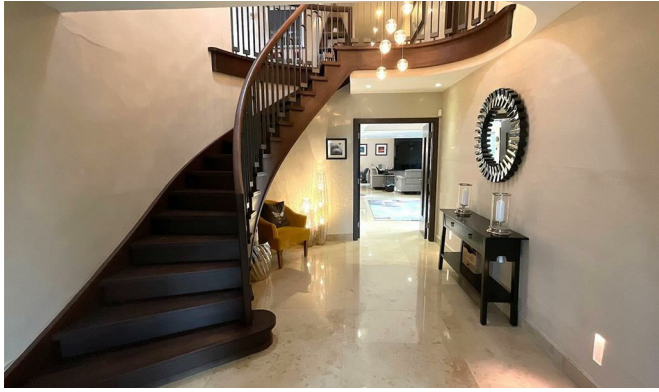
**\*\* SEE OUR 3D INTERACTIVE VIRTUAL TOUR \*\*** A stunning detached family home, one of only two individually built houses forming part of the Howard Park Conservation Area and in one of Glossop's finest residential locations. Standing in large gated grounds, the property offers generously proportioned living space ideal for the modern day family and benefits from the latest technology including solar panels and air source heating. Briefly the property includes a front entrance porch, impressive entrance hall with galleried landing, a front living room and separate dining room, open plan contemporary kitchen which opens into the lounge and breakfast area with two sets of bi-fold doors, a utility room and two downstairs wc's. Upstairs there is a master bedroom suite, four further bedrooms, one with an en-suite and two sharing a Jack & Jill en-suite, a family bathroom and the roof space over the double garage provides an ideal home office or gym. Energy Rating



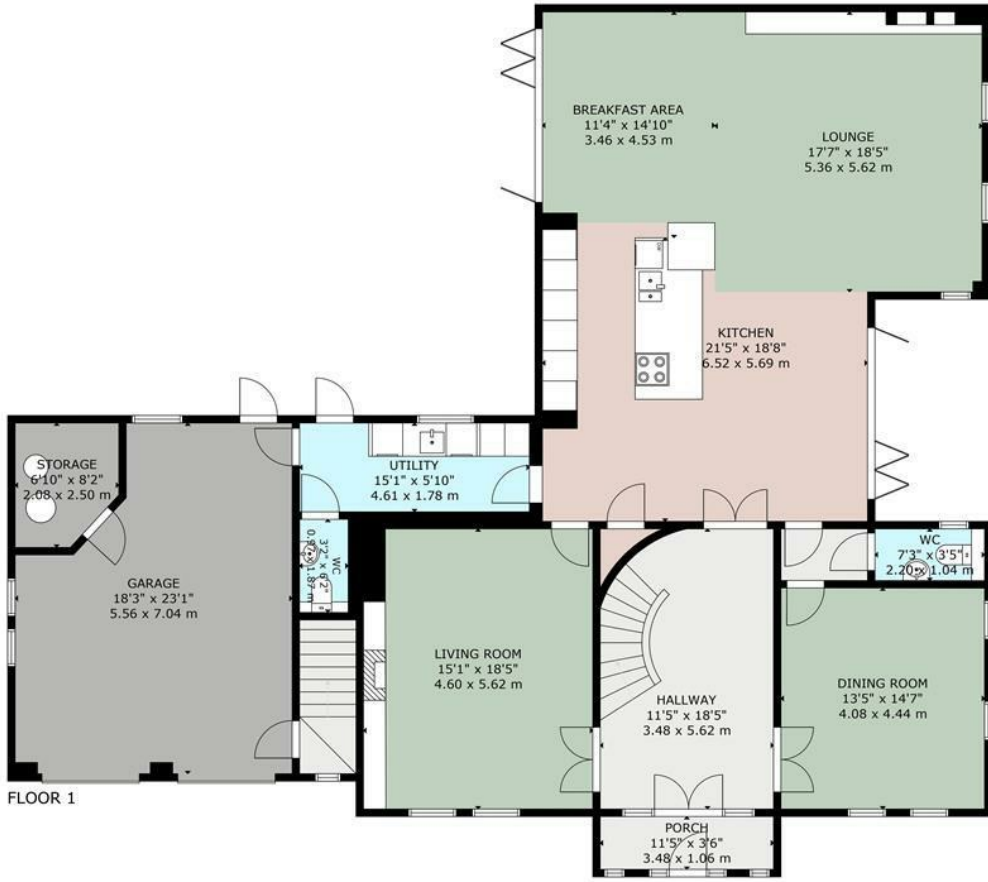


Directions: From our office on High Street West proceed in a Westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the road and Erwood House can be found on the right hand side just after crossing the junction with Talbot Road/Dinting Road.









GROSS INTERNAL AREA  
 TOTAL: 372 m<sup>2</sup>/4,008 sq ft  
 FLOOR 1: 167 m<sup>2</sup>/1,799 sq ft, FLOOR 2: 205 m<sup>2</sup>/2,209 sq ft  
 EXCLUDED AREA: GARAGE: 43 m<sup>2</sup>/463 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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