





# 11 Turnlee Drive, Glossop, Derbyshire, SK13 6XA

Tucked away and enjoying a backwater location set back from the road, a recently improved modern mid mews style property, offering "upside down" living space with low maintenance gardens and off road parking. Briefly comprising an enclosed porch, entrance hall, three ground floor bedrooms and a bathroom with shower. Upstairs there is a spacious L-shaped lounge and dining area with gas log effect fire and a recently refitted kitchen with appliances. Energy Rating C

## Guide Price £245,000

### 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 first roundabout bear left onto Primrose Lane. This becomes Turnlee Road and then turn left into Turnlee Drive. Follow the road round to the right and the property can be found set back from the road on the right hand side.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and windows.

#### Entrance Hall

Central heating radiator, turning stairs leading to the first floor, understairs cupboard with central heating radiator and doors leading off to:

#### Bedroom One

12'11" x 7'11"

Pvc double glazed rear window and central heating radiator.

#### Bedroom Two

8'8" x 7'4"

Pvc double glazed rear window and external rear door, central heating radiator.

#### Bedroom Three

7'10" x 7'6"

Pvc double glazed front window and central heating radiator.

#### Bathroom

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

## FIRST FLOOR

### Living Room

17'2" x 12'11" (less stairs) plus 8'1" x 7'8"

L-shaped room with two pvc double glazed front windows, central heating radiator, tv aerial point, gas log effect fire and fireplace, door to:

### Kitchen

8'10" x 7'5"

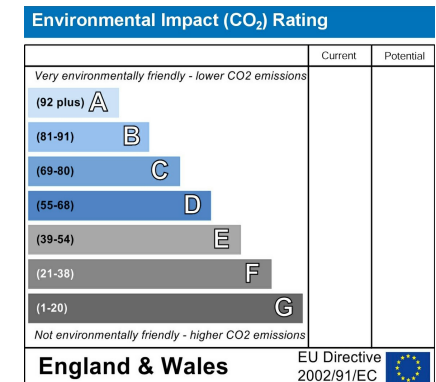
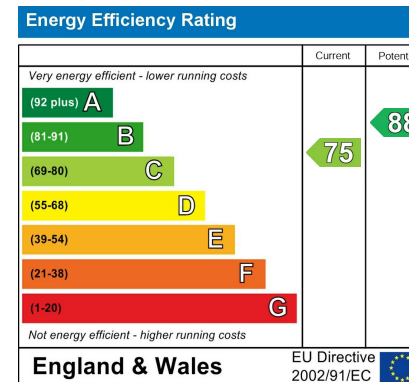
A range of recently refitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, split-level electric oven and ceramic hob, filter hood, matching wall cupboards with under unit lighting, integrated fridge freezer, access to the loft space, pvc double glazed rear window and Worcester gas fired central heating boiler.

## OUTSIDE

### Gardens & Parking

The property has a low maintenance frontage and a split level rear garden with patio areas and flower beds. The car park at the rear provides an off road parking space.

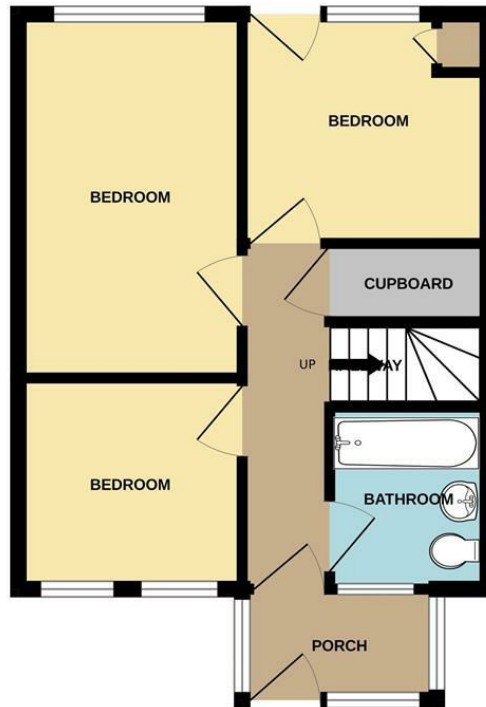
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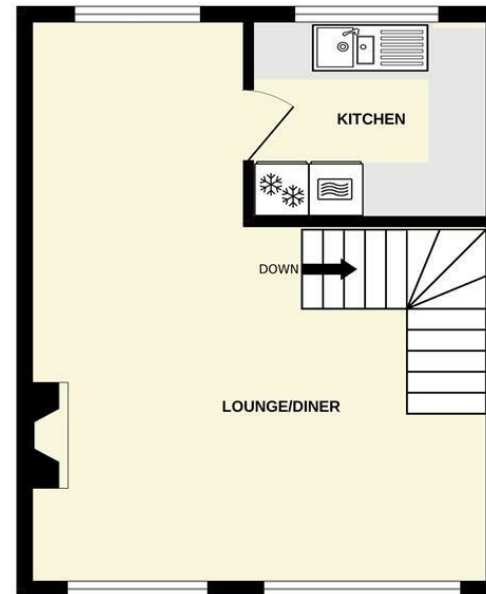




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

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

