



FOR SALE
jordan fishwick
01457 430 888
www.jordanfishwick.co.uk



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71 Marple Road, Chisworth, Glossop, Derbyshire, SK13 5DH

**** SEE OUR VIDEO TOUR **** Enjoying open country views to both the front and the rear, a charming stone built mid terraced cottage property of character, offering extended living space and for sale with No onward Chain. Set up from the road the property briefly comprises an enclosed front porch, front lounge with wood burning stove and fireplace, a 15ft dining kitchen, two first floor bedrooms, both enjoying the views, a modern bathroom with shower and space saver stairs to an attic with Velux skylight window. Raised frontage, rear yard and steps up to a raised South facing garden area. 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 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 the centre of Charlesworth. Follow the road through the village, down the hill and into Chisworth where the property can be found on the left hand side.

GROUND FLOOR

Enclosed Front Porch

Double glazed composite front door, pvc double glazed windows, tiled floor and glazed door leading through to:

Lounge

13'4" x 12'1" (less chimney breast)

Pvc double glazed front window, two central heating radiators, feature fireplace with wood burning stove, four wall light points, laminate wood flooring, tv aerial point and door leading through to:

Dining Kitchen

15'11" x 10'0" (min) 12'1" (max less stairs)

Dining area with central heating radiator and turnings stairs to the first floor with understairs cupboard. Fitted kitchen finished in cream and including base cupboards with drawers, plumbing for an automatic washing machine, built-in electric double oven, wood block work tops over with an inset single drainer stainless steel sink and mixer tap, ceramic hob with filter hood over, matching wall cupboards, cupboard housing the Ideal gas fired combination boiler, tiled floor, pvc double glazed rear window and patio doors.

FIRST FLOOR

Landing

Space saver stairs leading up to the attic and doors leading off to:

Bedrrom One

12'0" (max) 11'4" (min) x 9'9" (plus recess & r
Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Two

10'1" x 8'0"
Pvc double glazed rear window and central heating radiator.

Bathroom

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

Attic

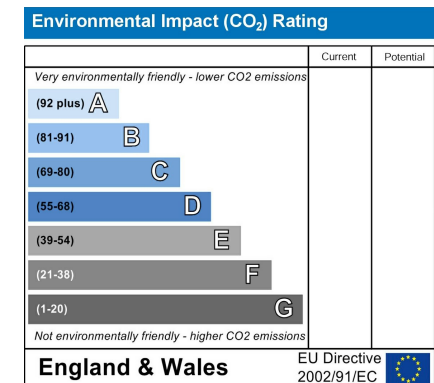
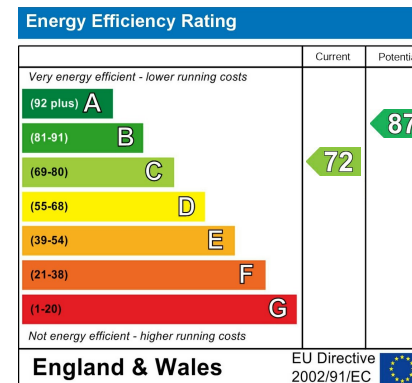
11'2" x 9'4" (max meas less access)
Partly restricted head height, central heating radiator and Velux double glazed skylight window.

OUTSIDE

Gardens

The cottage has a raised frontage, a rear yard and steps up to a raised South facing garden area.

Our Ref: Cms/cms/0206/24







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

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glossop@jordanfishwick.co.uk
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