



jordan fishwick

40 Heath Road, Glossop, Derbyshire, SK13 7BA

**** SEE OUR VIDEO TOUR **** A 1970's built detached family home, offering extended living space, standing in mature gardens and forming part of the sought after development, The Heath, in central Glossop. Set back from the road, the property briefly comprises of an entrance hall, downstairs wc, spacious 24ft through living room, a refitted breakfast kitchen with range cooker and the garage has been converted into a useful family room or home office. Upstairs there are four bedrooms, the largest with an en-suite shower room and a family bathroom with shower. Energy Rating D

Price Guide £450,000

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 and at the traffic lights turn right into Arundel Street. Follow the road up the hill, under the bridge and turn left into North Road. Continue up the hill, turn right onto Talbot Road, left onto Heath Road, follow the road up the hill and the property is on the left hand side.

GROUND FLOOR

Entrance Hall

Pvc double glazed front door and windows, laminate wood flooring, understairs cupboard, central heating radiator, stairs leading to the first floor and doors to:

Downstairs Wc

A white close coupled wc, wash hand basin with mixer tap and vanity unit, central heating radiator and pvc double glazed front window.

Through Living Room

24'1" x 11'9"

Pvc double glazed front and rear windows, fireplace, laminate wood flooring, two designer central heating radiators and door to:

Breakfast Kitchen

14'11" x 10'10"

Refitted with a range of contemporary style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, wood block work tops and breakfast bar with an inset white enamelled one and a half bowl sink unit and mixer tap, integrated fridge and freezer, Belling stainless steel finish range cooker and filter hood, wall cupboards, central heating radiator, pvc double glazed rear window and external rear door.

Family Room/Home Office

16'9" x 7'7" (max) 7'0" (min)

Formerly the garage and now a useful addition with pvc double glazed front and side windows, =central heating radiator and meter cupboards.

FIRST FLOOR

Landing

Access to the loft space and doors leading off to:

Master Bedroom

22'0" x 7'9"

Pvc double glazed rear window and central heating radiator, access to the loft space and door to:

En-Suite Shower Room

A white suite including a corner shower cubicle, close coupled wc and wash hand basin with mixer tap and vanity unit, white towel radiator and pvc double glazed rear window.

Bedroom Two

12'6" x 10'3"

Pvc double glazed rear window and central heating radiator.,

Bedroom Three

11'4" x 10'4"

Pvc double glazed front window and central heating radiator

Bedroom Four

11'11" x 9'5"

Bathroom

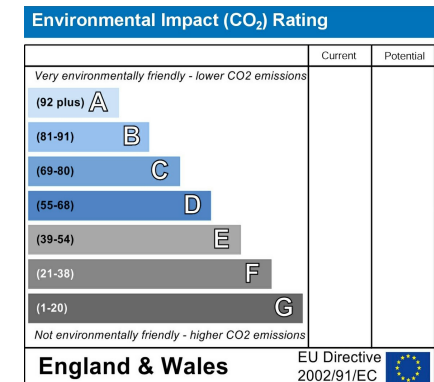
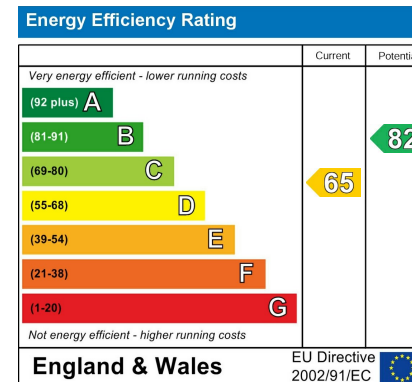
A white three piece suite including a panelled bath with mixer tap and shower attachment, folding shower screen, wash hand basin with mixer tapa vanity unit, chrome finish towel radiator, airing cupboard and pvc double glazed front window.

OUTSIDE

Gardens

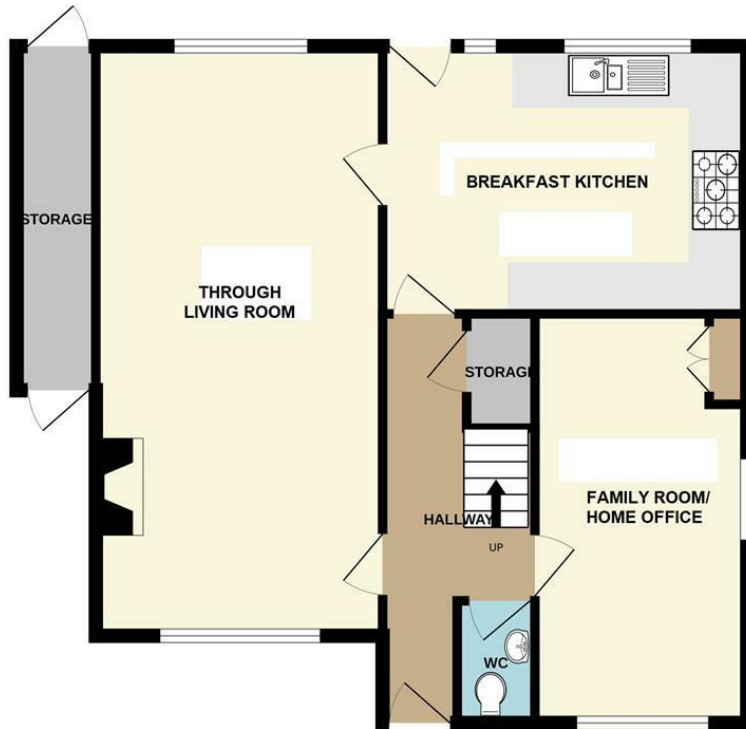
The property has a front garden, a double length driveway and a mature rear garden with a raised lawn, flower beds, fish ponds and potting shed,.

Our ref: Cms/cms/0313/24





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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