



*jordan fishwick*



## 47 Dinting Vale, Glossop, Derbyshire, SK13 6NY

Calling all First Time Buyers. A stone built end terraced house, offered for sale with No Onward Chain and briefly comprising a front lounge with wood burning stove, a fitted dining kitchen with range cooker, two first floor bedrooms and a modern bathroom with over bath shower. Gas central heating, pvc double glazing and small walled rear yard area. Energy Rating D

# Offers In The Region Of £170,000

### 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, two roundabouts and along Dinting Vale. The property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Lounge

13'10" x 12'7" (less chimney breast)

Double glazed composite front door, pvc double glazed front window, two wall light points, Villager wood burning stove and exposed stone fireplace, central heating radiator and latch door through to:

#### Dining Kitchen

13'7" x 8'8" (min plus stairs)

A range of fitted kitchen units finished in cream and including base cupboards and drawers, plumbing for an automatic washing machine, wood block effect tops with an inset single drainer, one and a half bowl sink unit and mixer tap, Montpellier range cooker, filter hood over, Glow Worm gas fired combination boiler, pvc double glazed side and rear windows, central heating radiator, pvc double glazed external rear door and stairs to the first floor.

### FIRST FLOOR

#### Landing

Access to the loft space, central heating radiator, spindled balustrade and doors to:

## Bedroom One

13'7" x 12'7"

Pvc double glazed front window and central heating radiator.

## Bedroom Two

9'8" x 7'6"

Pvc double glazed rear window, central heating radiator and walk-in storage cupboard.

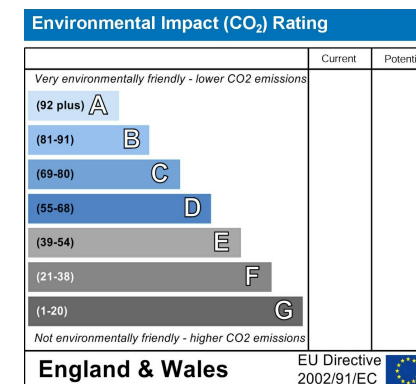
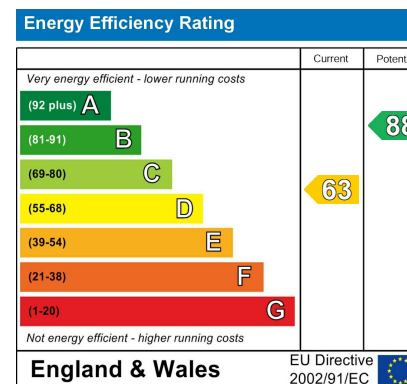
## Bathroom

A modern suite including a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap, vanity unit and low level wc, chrome finish towel radiator and extractor fan.

## OUTSIDE

### Small Walled Rear Yard Area

Our ref: Cms/cms/0329/22







These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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