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2 John Walton Close, Glossop, Derbyshire, SK13 8GQ

**** SEE OUR VIDEO TOUR **** A well presented 2020 built semi-detached family house, part of a small development on the fringe of Glossop, arranged over three floors and with many more recently added improvements. Briefly the property comprises an entrance hall, downstairs wc and a stunning open plan dining kitchen with refitted units and integrated appliances. Continuing upstairs on the first floor, there is a 16ft front living room, the third bedroom and family bathroom, then two double bedrooms and a refitted en-suite shower room on the top floor. Integral garage and double driveway, private south facing rear garden. Energy Rating B

Guide Price £285,000

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 an Easterly direction and at the central traffic lights turn right onto Victoria Street. Follow the road up the hill and as it bears to the left the road changes to Charlestown Road. Continue along this road and eventually turn right onto John Walton Close where the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Composite front door, tiled floor, designer central heating radiator, door to the garage, cloaks cupboard, stairs to the first floor and doors leading off to:

Downstairs Wc

A white close coupled wc and corner wash hand basin, central heating radiator and tiled floor.

Dining Kitchen

16'0 x 9'11 plus 8'0 x 5'9

L-shaped open plan dining room and kitchen with a refitted range of contemporary handleless kitchen units finished in gloss grey and including

base cupboards and drawers, integrated dishwasher, white work tops over with an inset one and a half bowl single drainer coloured sink unit and mixer tap, split-level Bosch electric oven and microwave, induction hob and filter hood over, matching wall cupboards, Ideal gas fired combination boiler and designer radiator, tiled floor and pvc double glazed patio doors leading out to the rear garden.

FIRST FLOOR

Landing

Pvc double glazed side window, central heating radiator, return stairs leading to the second floor and doors off to:

Living Room

16'1 x 11'4

Two pvc double glazed front windows and two central heating radiators.

Bedroom Three

9'11 x 9'4

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and close coupled wc, storage cupboard, chrome finish towel radiator and pvc double glazed rear window.

SECOND FLOOR

Landing

Master Bedroom

16'2 x 9'10 plus 10'0 x 4'11

L-shaped bedroom with two pvc double glazed front windows, fitted wardrobes and central heating radiator and door to:

En-Suite Shower Room

A refitted suite with shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and pvc double glazed side window.

Bedroom Two

16'1 x 10'0

Two pvc double glazed rear windows, fitted wardrobes, central heating radiator and access to the loft space.

OUTSIDE

Integral Garage

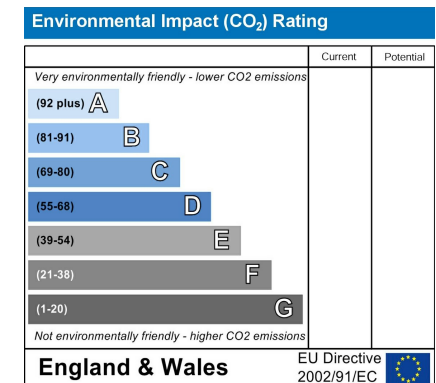
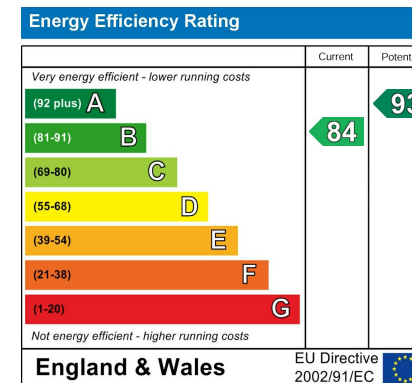
19'3 x 8'10

Up and over door, power and light, plumbing for an automatic washing machine.

Gardens

The property has a front double width driveway and an enclosed South facing, low maintenance rear garden with flagged patio area, artificial lawn and flower beds.

Our ref: Cms/cms/0411/24







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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