



*jordan fishwick*



# 2 Church Fold, Charlesworth, Glossop, Derbyshire, SK13 5EU

Set back from the road within the heart of Charlesworth, a recently refurbished end terraced house standing in generous gardens and offered for sale with No Onward Chain. Briefly the property includes an entrance hall, front lounge, a 17ft fitted dining kitchen with appliances, utility room and downstairs wc. Upstairs there are three bedrooms, one with an en-suite shower room and the main family bathroom. Energy Rating D

## Guide Price £255,000

### 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. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and into Charlesworth. In the centre turn right into Long Lane and the property is on the right hand side.

### GROUND FLOOR

#### Entrance Hall

Pvc front door, central heating radiator, storage cupboard, pvc double glazed side window, stairs leading to the first floor and door to:

#### Living Room

12'0 x 11'5

Pvc double glazed front bow window, central heating radiator, four wall light points and opening through to:

#### Dining Kitchen

17'10 x 8'6

A range of fitted shaker style kitchen units including base cupboards and drawers, plumbing for a dishwasher, white work tops over with an inset white single drainer sink and mixer tap, gas five ring hob and filter hood, electric double oven and matching wall cupboards, two pvc double glazed rear windows, central heating radiator and doorway through to:

#### Utility Room

Fitted base and wall cupboards, plumbing for an automatic washing machine, white work tops, white sink and mixer tap, pvc double glazed front window and external composite rear door, door to:

#### Downstairs Wc

A white close coupled wc and pedestal wash hand basin.

### FIRST FLOOR

## Landing

Pvc double glazed side window, access to the loft space, cupboard housing the Glow Worm combination boiler.

## Bedroom One

13'10 (max) x 12'7

Two pvc double glazed front windows and central heating radiator.

## Bedroom Two

12'6 x 8'9 (plus door recess)

Two pvc double glazed rear windows, central heating radiator and door to:

## En-Suite Shower Room

A white suite including a shower cubicle, close coupled wc and wash hand basin with vanity unit and mixer tap, chrome finish towel radiator.

## Bedroom Three

9'9 x 8'6 (less bulkhead)

Pvc double glazed front window and central heating radiator.

## Bathroom

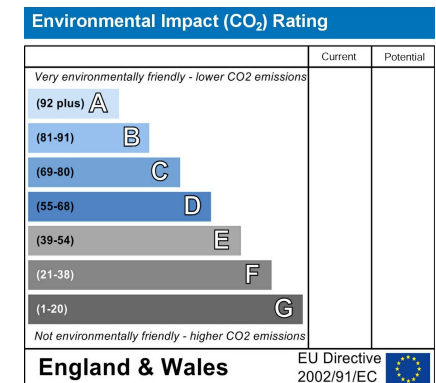
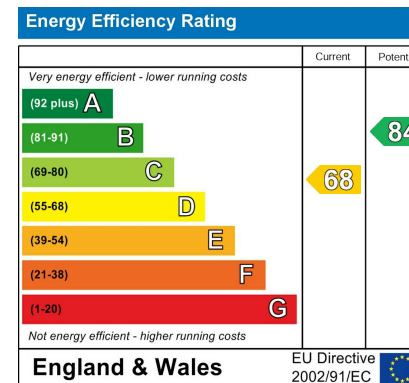
A modern white three piece suite including a panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and chrome finish towel radiator.

## OUTSIDE

## Gardens

The property has a gated front garden and a raised side and rear garden.

Our ref: Cms/cms/0516/24

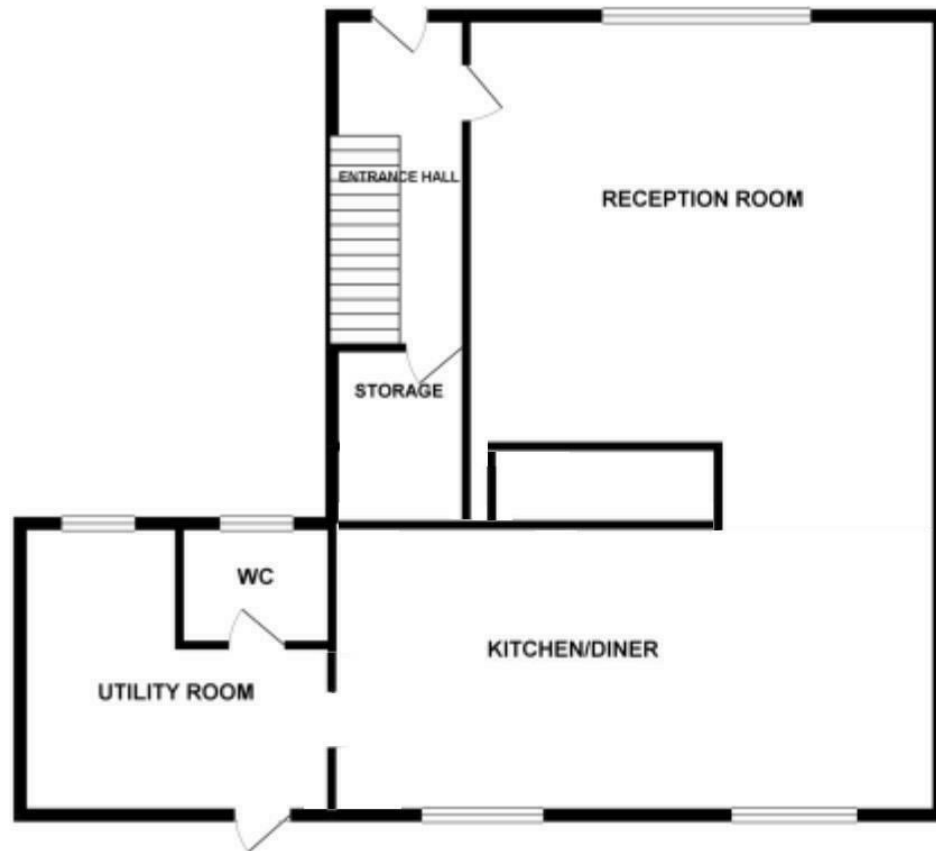




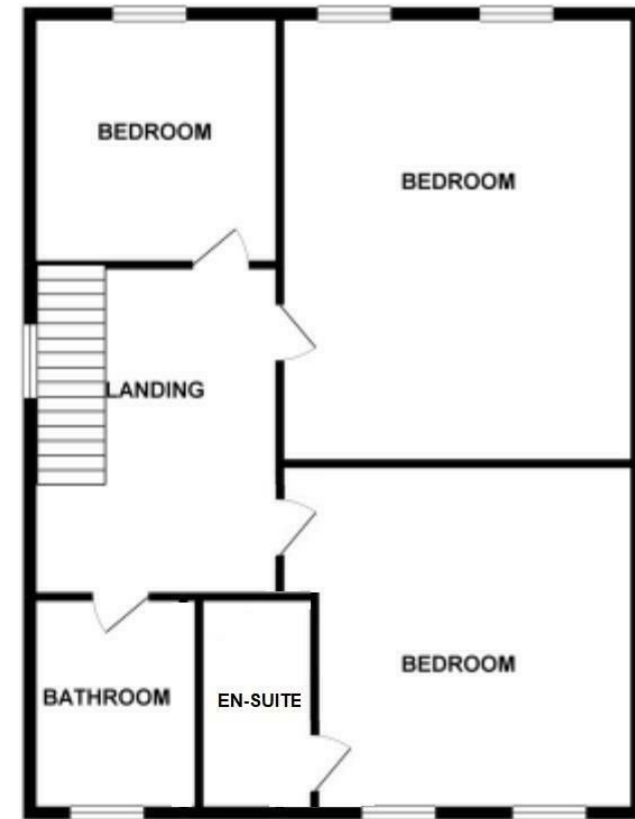




GROUND FLOOR



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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