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9 Fauvel Road, Glossop, Derbyshire, SK13 7AR

Enjoying a sought after central Glossop location, a larger style stone built end terraced house, just a short walk from the local shops and railway station. Briefly comprising an entrance vestibule and hall, a front lounge with gas stove, a 19ft dining kitchen with patio doors, then upstairs there are two double bedrooms, a small third and large bathroom. stairs from the landing lead to the attic space which has two Velux skylight windows. Walled frontage and low maintenance enclosed rear yard area with garden shed. Energy Rating D

£320,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and along Fauvel Road where the property can be found on the right hand side.

GROUND FLOOR

Vestibule

Front door and door leading through to:

Entrance Hall

Central heating radiator, stairs to the first floor and doors leading off to:

Lounge

13'10 x 13'11 narrowing to 12'5

Two pvc double glazed front windows, central heating radiator, tv aerial point, gas burning stove and mantle.

Dining Kitchen

19'3 narrowing to 18'2 x 9'11 (plus understairs)

Pvc double glazed patio doors leading out to the rear yard, central heating radiator, laminate wood flooring, kitchen units including base cupboards and drawers plumbing for an automatic washing machine and dishwasher, double oven, work tops over with an inset single drainer sink unit and mixer tap, gas hob, filter hood, wall cupboards and Worcester gas fired combination boiler.

FIRST FLOOR

Landing

Spindled balustrade, central heating radiator, turning stairs to the attic, understairs cupboard and doors leading off to:

Bedroom One

11'6 x 10'9 narrowing to 9'6

Pvc double glazed front window and central heating radiator.

Bedroom Two

11'9 narrowing to 10'1 x 10'0

Pvc double glazed rear window and central heating radiator.

Bedroom Three

7'1 x 6'3

Pvc double glazed front window.

Bathroom

A white suite including a panelled shower bath with shower over and shower screen, wash hand basin with mixer tap and vanity unit and close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

SECOND FLOOR

Attic

16'2 x 16'9 (max into eaves less stairs)

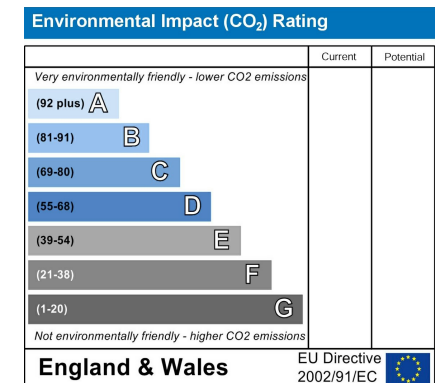
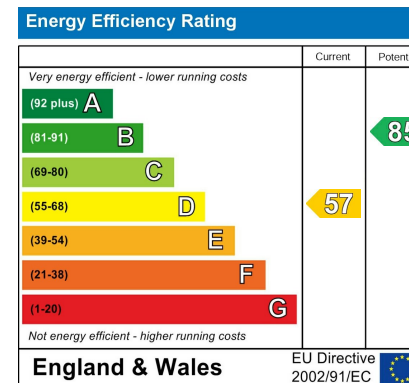
Partly restricted head height, two double glazed Velux windows with fitted blinds.

OUTSIDE

Gardens

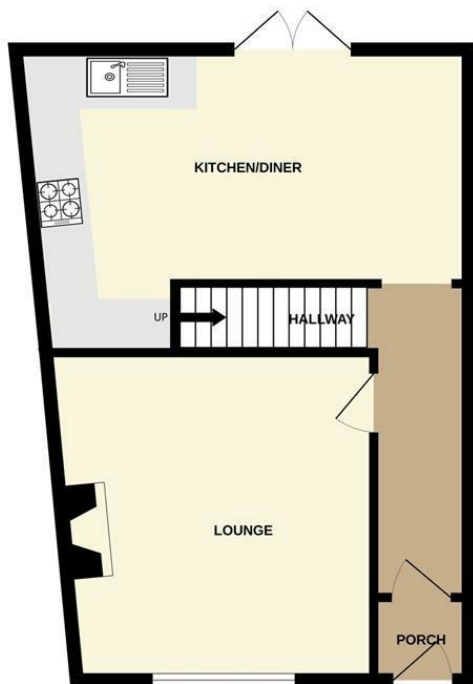
The property has a walled frontage and an enclosed private rear yard area with garden shed.

Our ref: Cms/cms/0619/24

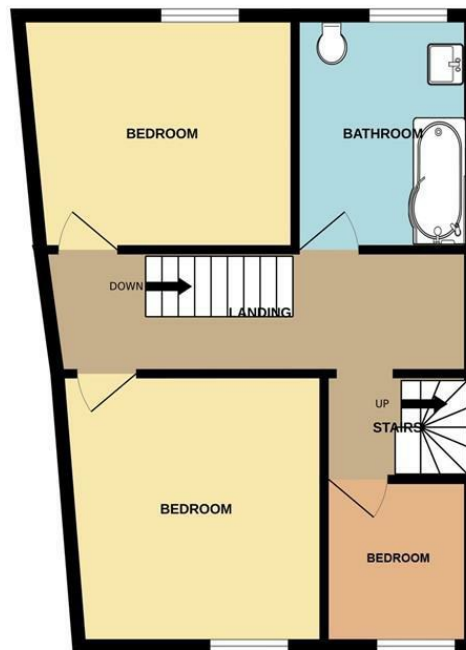




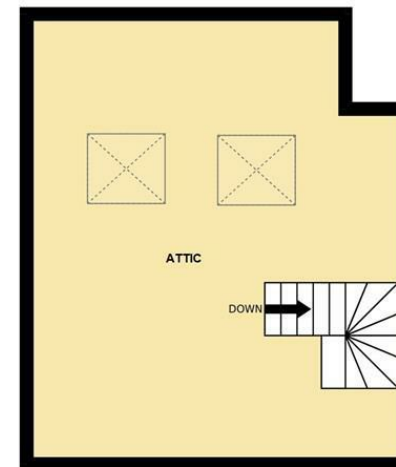
GROUND FLOOR



1ST FLOOR



2ND 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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