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3 Kinder Close, Glossop, Derbyshire, SK13 6UW

Enjoying a cul-de-sac location and just a short walk from Simmondley primary school, a modern semi-detached family house, with three proper bedrooms and a converted garage providing an extra family room or home office. Briefly comprising an enclosed porch, open plan 24ft through lounge/dining area with bi-fold opening doors and a fitted kitchen with range cooker. Upstairs there are three double bedrooms and a bathroom with separate shower. Driveway and private rear garden. EV charging point. Energy Rating D

£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 a Westerly direction through the traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill and turn left into Bowland Road, follow the road round and then Kinder Close is on the left hand side.

GROUND FLOOR

Enclosed Porch

Composite front door and pvc double glazed front window, oak flooring and glazed door through to:

Through Lounge/Dining Area

24'1 x 10'9 (max) 8'8 (min)

Pvc double glazed front window, two central heating radiators, tv aerial point, bi-fold opening patio doors and opening through to:

Kitchen

11'3 x 9'10

A range of fitted shaker style kitchen units finished in cream and including base cupboards and drawers, integrated fridge/freezer, wooden work tops with an inset single drainer sink and mixer tap, breakfast bar, Range cooker and filter hood, matching wall cupboards, Oak flooring, central heating radiator and pvc double glazed rear window.

Family Room/Home Office

16'1 x 7'3

Originally the garage with a pvc double glazed front window, electric radiator, understairs cupboard with plumbing for an automatic washing machine, gas and electric meters.

FIRST FLOOR

Landing

Spindled balustrade, access to the loft space central heating radiator and doors to:

Bedroom One

12'1 x 8'1 (max) 6'9 (min)

Pvc double glazed front window and central heating radiator.

Bedroom Two

11'11 x 10'2 (max into robes) 6'9 (min)

Pvc double glazed rear window, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Three

10'8 x 9'5 (plus door recess)

Pvc double glazed front window and central heating radiator.

Bathroom

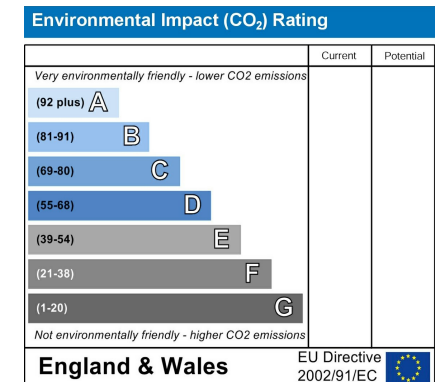
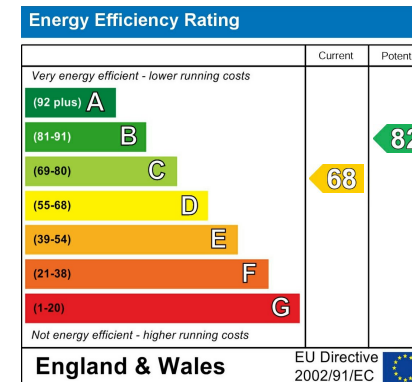
A white suite including a panelled bath, pedestal wash hand basin, close coupled wc and corner shower cubicle with electric shower, two pvc double glazed rear window and chrome finish towel radiator.

OUTSIDE

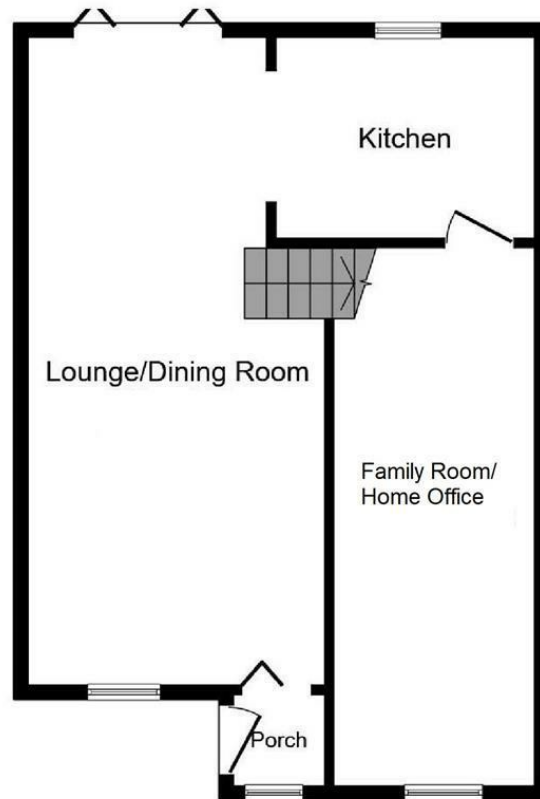
Gardens

The property has an imprinted concrete cobbled effect, illuminated driveway with EV charging point, a front lawn and enclosed private rear garden with garden shed.

Our ref: Cms/cms/0719/24

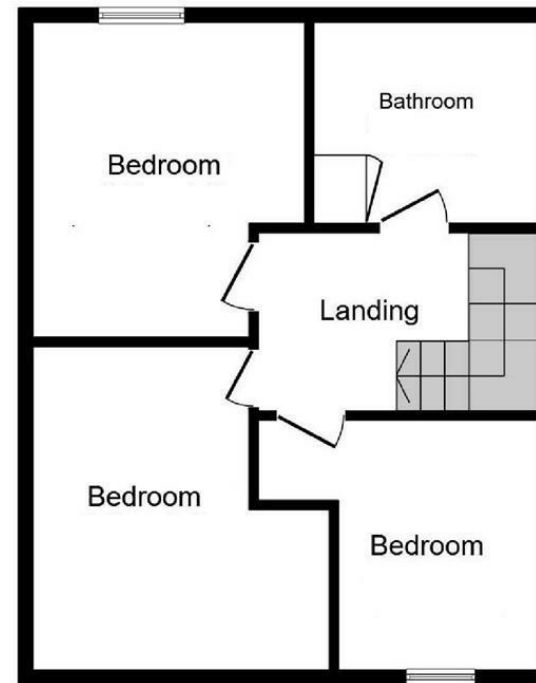






Ground Floor

Floor area 46.4 sq.m. (499 sq.ft.)



First Floor

Floor area 42.5 sq.m. (457 sq.ft.)

TOTAL: 88.9 sq.m. (956 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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