



*Jordan Fishwick*



# 47 Ashton Street, Glossop, Derbyshire, SK13 8JP

**\*\* SEE OUR VIDEO TOUR \*\*** A well presented, 1960's built, mid mews style property, located towards the head of a cul-de-sac and within half a mile of the town centre and railway station. Briefly comprising a front entrance porch, entrance hall, front lounge with wood burning stove and a recently refitted dining kitchen with split-level oven/hob and patio doors. Upstairs there are three bedrooms and a bathroom with shower. Front garden with fruit trees and an enclosed, private rear garden enjoying a sunny Southerly aspect. Energy Rating C

## £265,000

### 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, once at the central traffic lights turn right onto Victoria Street, follow the road up the hill and round to the left onto Charlestown Road, and then turn right onto Ashton Street and the property is towards the end, on the right hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc double glazed sliding door and front door leading through to:

#### Entrance Hall

Stairs leading to the first floor, electric meter cupboard, understairs cupboard, laminate wood flooring and doors to:

#### Lounge

14'5 x 11'5 (less chimney breast)

Pvc double glazed front window, central heating radiator and fireplace with wood burning stove.

#### Dining Kitchen

16'11 x 8'11

Recently refitted with a range of base cupboards and drawers, plumbing for an automatic washing machine and dishwasher, work tops over with an inset single drainer sink and mixer tap, split-level Bosch electric oven and gas hob, filter hood and matching wall cupboards, central heating radiator, pvc double glazed rear window and patio door leading out to the rear garden.

### FIRST FLOOR

## Landing

Access to the loft space and cupboard housing the Vaillant gas fired combination boiler, doors to:

## Bedroom One

12'11 x 9'4 (plus door recess)

Pvc double glazed front window and central heating radiator.

## Bedroom Two

10'9 x 10'3 (plus door recess)

Pvc double glazed rear window and central heating radiator.

## Bedroom Three

7'5 x 7'5

Pvc double glazed front window, central heating radiator and laminate wood flooring.

## Bathroom

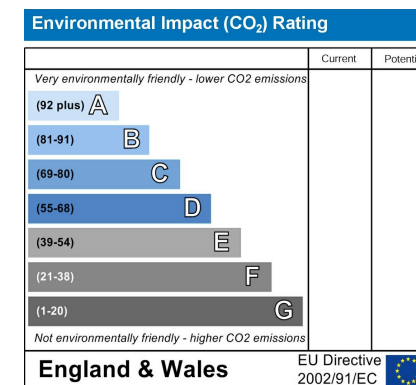
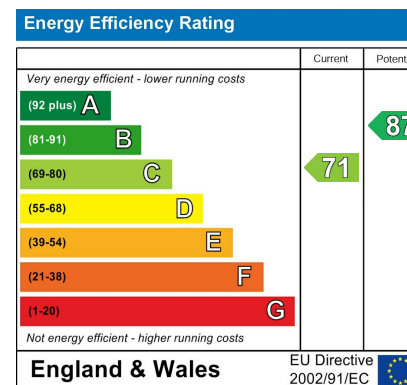
A white suite including a panelled bath with mixer tap, shower over, pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator, laminate wood flooring and pvc double glazed rear window.

## OUTSIDE

### Gardens

The property has a front garden with fruit trees and a private rear garden which enjoys a sunny Southerly aspect.

Our ref: Cms/cms/0809/24

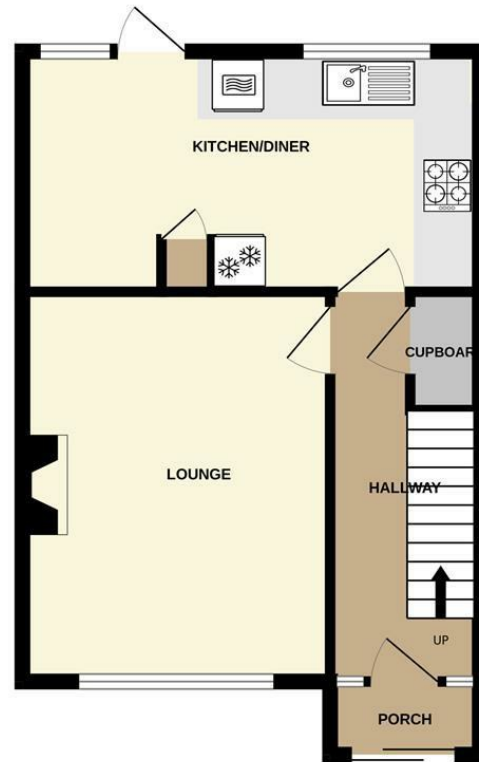




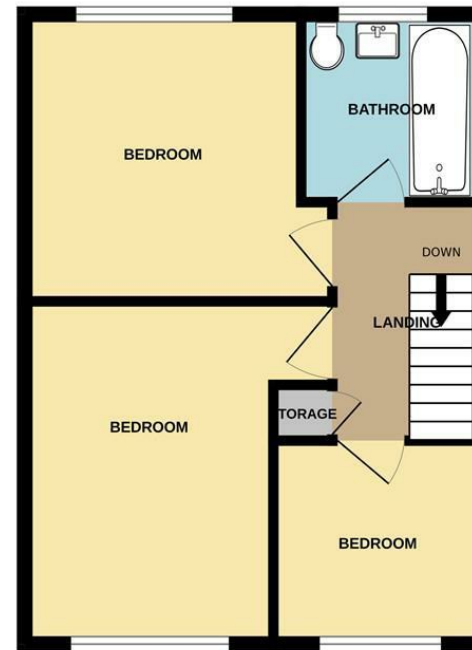




GROUND FLOOR



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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