



*jordan fishwick*

# 16 Copper Beech Drive, Glossop, Derbyshire, SK13 6DB

**\*\* SEE OUR VIDEO TOUR \*\*** Located at the head of a cul-de-sac and enjoying a wooded backdrop, a larger than average, 1990's built semi-detached family house with attached garage and private South Easterly facing rear garden. Briefly comprising an enclosed front porch, spacious front lounge, a 17ft dining kitchen with Granite tops and patio doors, three first floor bedrooms and a bathroom with shower. Energy Rating C

## £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, two roundabouts and along Dinting Vale. At the next set of lights turn left into Glossop Road, up the hill, turn left into Orchard Drive and then left again into Copper Beech Drive.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc double glazed front door, tiled floor and glazed door leading through to:

#### Lounge

17'2 (less stairs) x 16'2

Pvc double glazed front window, central heating radiator, tv aerial point, feature fireplace with gas living flame pebble effect fire, understairs cupboard, spindled stairs leading to the first floor, double opening glazed doors leading through to:

#### Dining Kitchen

17'3 x 9'9

A range of fitted kitchen units including base cupboards and drawers, integrated slimline dishwasher, electric double oven and Granite tops over with an inset one and a half bowl stainless steel sink and mixer tap, five ring gas hob with filter hood over, matching wall cupboards with pelmet lighting, kickboard lighting, tiled floor, central heating radiator, pvc double glazed rear window and patio doors leading out to the garden.

### FIRST FLOOR

#### Landing

Access to the loft space and doors leading off to:

#### Bedroom One

14'6 x 9'8 (less robes)

Pvc double glazed front window, central heating radiator and fitted wardrobes.

## Bedroom Two

11'7 x 10'6

Pvc double glazed rear window and central heating radiator.

## Bedroom Three

7'4 x 7'2 (plus door recess)

Pvc double glazed front window, central heating radiator and storage cupboard.

## Bathroom

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

## OUTSIDE

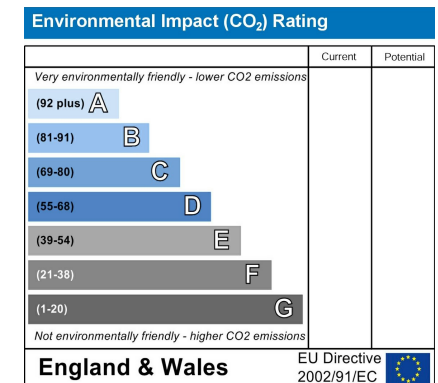
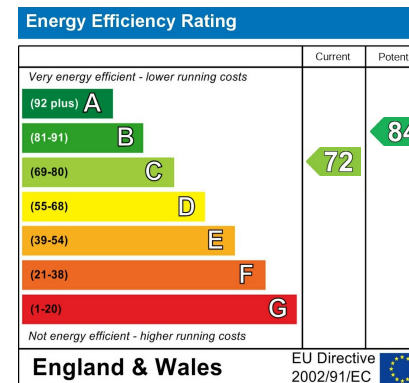
### Attached Garage

Metal up and over door, power and light, plumbing for an automatic washing machine and rear personnel door

### Gardens

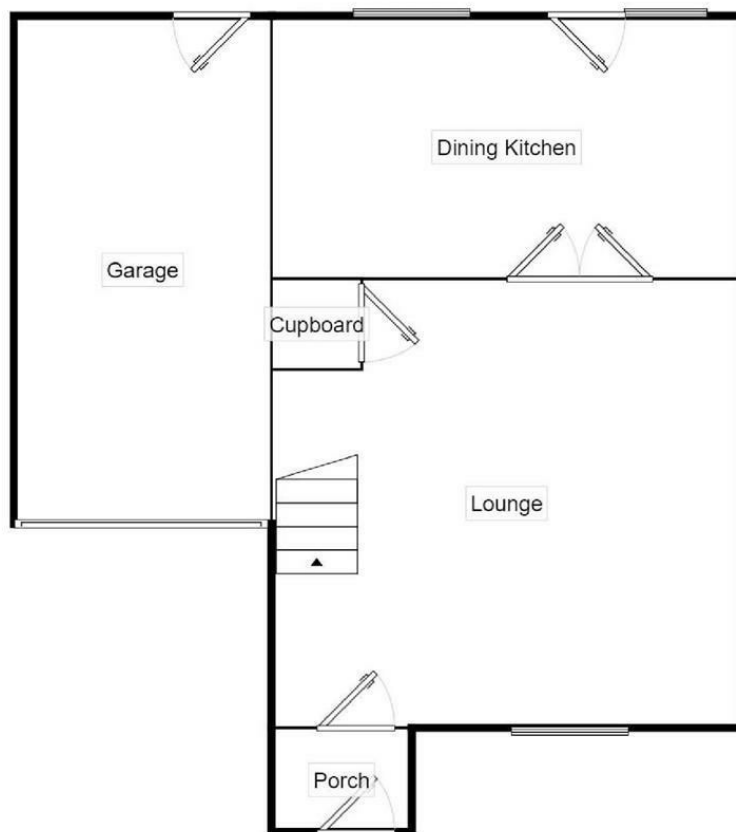
The property has a front garden, driveway and enclosed rear garden which faces a South Easterly aspect, enjoys a wooded back drop and includes a flagged patio area, lawn, flower beds and decked area.

Our ref: Cms/cms/0806/24

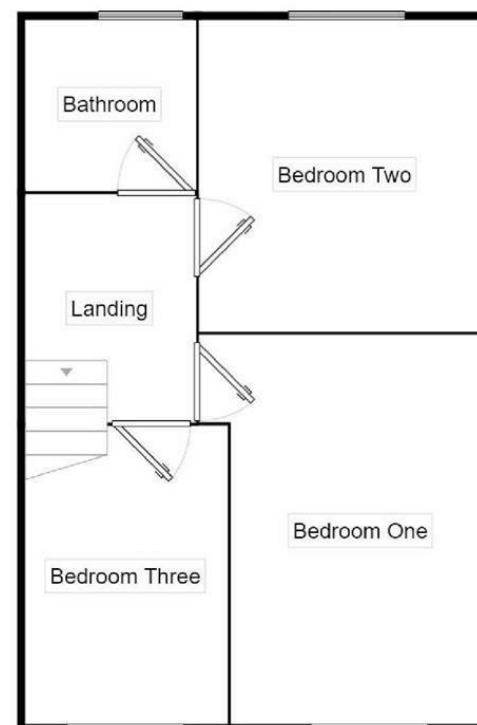




Ground Floor



First Floor



Measurements are approximate. Not to scale. For illustrative purposes only.



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