



jordan fishwick

16 John Walton Close, Glossop, Derbyshire, SK13 8GQ

A modern 2020 built semi-detached family house, part of a small development on the fringe of Glossop, offering living space arranged over three floors with off road parking for two cars and an enclosed South facing rear garden. Briefly comprising an entrance vestibule, front lounge, fitted dining kitchen with oven and hob, two first floor bedrooms, the family bathroom and then on the top floor, the master bedroom with an en-suite shower room. Energy Rating B

£245,000

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 and at the central traffic lights turn right onto Victoria Street. Follow the road up the hill and as it bears to the left the road changes to Charlestown Road. Continue along this road and eventually turn right onto John Walton Close and follow the road round where the property can be found on the left hand side.

GROUND FLOOR

Entrance Vestibule

Pvc front door and door leading through to:

Lounge

15'4 x 12'0 (less stairs)

Pvc double glazed front window, central heating radiator, laminate wood flooring spindled stairs leading to the first floor and door to:

Downstairs Wc

A close coupled wc and pedestal wash hand basin with mixer tap.

Dining Kitchen

11'10 x 8'6

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit with mixer tap, gas hob, matching wall cupboards and filter hood, Ideal gas fired combination boiler and central heating radiator, tiled floor, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Central heating radiator, spindled balustrade and return stairs to the second floor.

Bedroom Two

12'0 x 8'8

Pvc double glazed rear window and central heating radiator.

Bedroom Three

12'0 x 8'1 (max) 6'4 (min)

Two pvc double glazed front windows and central heating radiator.

Bathroom

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

SECOND FLOOR

Master Bedroom

10'6 x 8'9 (plus recess)

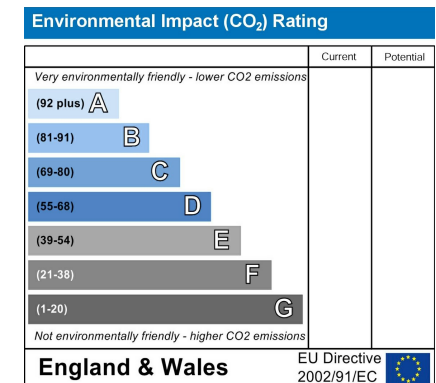
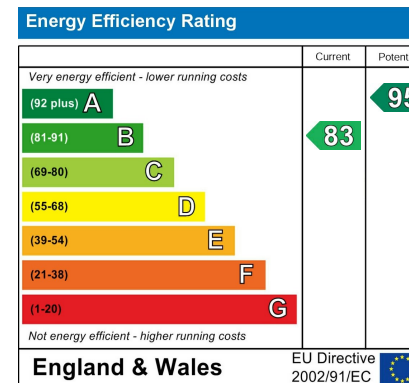
Two double glazed skylight windows, central heating radiator and door to:

En-Suite Shower Room

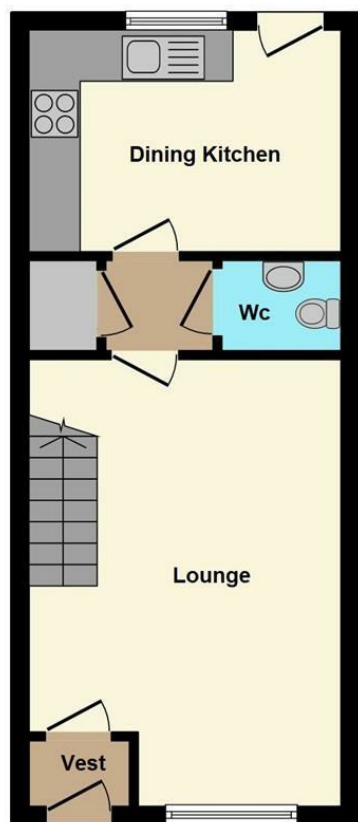
Corner shower cubicle, pedestal wash hand basin with mixer tap and close coupled wc, chrome finish towel radiator.

OUTSIDE

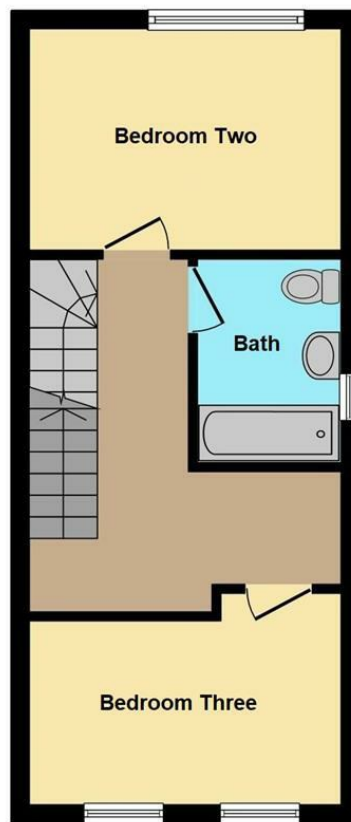
Gardens



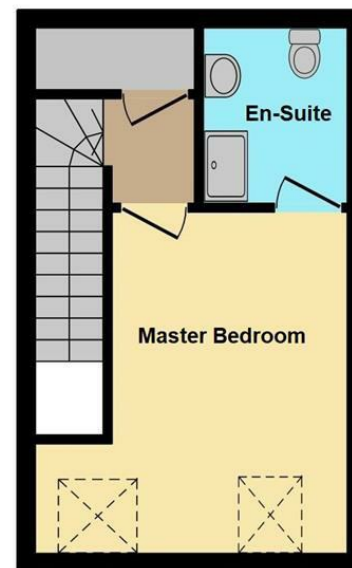




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Total floor area 89.2 sq.m. (960 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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