



jordan fishwick

6 COPPER BEECH DRIVE GLOSSOP SK13 6DB

£295,000

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**** SEE OUR VIDEO TOUR **** An immaculately presented end town house, offering living space arranged over three floors and tucked away in the corner of a cul-de-sac. Briefly comprising an entrance hall, first floor front lounge, superb 17ft dining kitchen with only recently refitted kitchen including appliances and Quartz tops, a wc and conservatory. On the top floor there are three bedrooms, all with fitted wardrobes and bathroom with shower. Large integral garage and storage, double width driveway and enclosed South Westerly facing, low maintenance rear garden. Energy Rating

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

Entrance Hall

Double glazed composite front door, central heating radiator, door to the garage and stairs to:

FIRST FLOOR

Landing

Stairs to the second floor and doors to:

Lounge

13'11 x 12'11 (plus recess)

Pvc double glazed front window, central heating radiator, tv aerial point and fitted media storage.

Dining Kitchen

17'4 x 9'10

Recently refitted with a range handleless units including base cupboards and drawers, integrated dishwasher, slim-line white marble effect Quartz tops with an inset one and a half bowl stainless steel sink with mixer tap, split-level Zanussi electric double oven and additional oven/microwave, Zanussi gas hob and filter hood over, space for an American style fridge freezer, matching wall cupboards, tiled floor, Vaillant gas fired combination boiler and designer central heating radiator, pvc double glazed rear window, archway through to the conservatory and door to:

Wc

A white close coupled wc and wash hand basin with mixer tap, tiled floor, white towel radiator.

Conservatory

14'2 x 8'6

Pvc double glazed windows and doors out to the rear garden, tiled floor and central heating radiator.

SECOND FLOOR

Landing

Access to the loft space and doors leading off to:

Bedroom One

13'0 x 9'5 (less furniture plus door rec)

Pvc double glazed front window, central heating radiator, fitted wardrobes with pelmet lights, bedside drawers, dressing table and chest of drawers.

Bedroom Two

10'0 (min) 11'3 (max plus robes) x 9'9

Pvc double glazed rear window, central heating radiator, fitted wardrobes, bedside drawers and dressing table.

Bedroom Three

9'7 x 7'5

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

Bathroom

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

OUTSIDE

Integral Garage & Storage

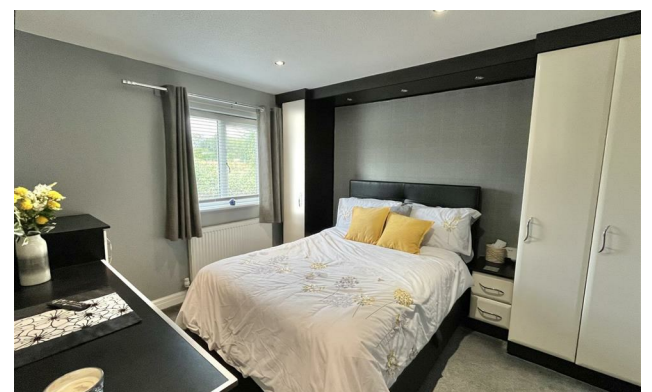
16'1 x 13'8 (max) plus 16'9 x 9'6

Remote controlled electric roll over door, power and light, plumbing for an automatic washing machine, base cupboards and single drainer stainless steel one and a half bowl sink, partition wall and door to storage with central heating radiator.

Gardens

The property has a double width block paved driveway at the front and an enclosed low maintenance flagged rear garden with raised flower beds and which enjoys a sunny South Westerly aspect.

Our ref: Cms/cms/0912/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	