



*jordan fishwick*

17 Highbank, Tintwistle, Glossop, SK13 1LP

£199,950

- A Modern End Terraced House
- EPC C & Council Tax B

Located at the head of a cul-de-sac, this modern 1990's built, end terraced house will be of particular interest to any first time buyers or anyone working from home. Briefly comprising a front entrance porch, front lounge with fireplace, a fitted dining kitchen with oven and hob, two first floor bedrooms and a bathroom with shower. Front lawn and parking space, enclosed rear garden and garden room.

#### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. At the end bear left at the roundabout onto Waterside, down the hill, over the bridge and up New Road into Tintwistle. Towards the top turn left into Conduit Street and right into Highbank.

#### GROUND FLOOR

##### Front Porch

Composite front door, central heating radiator and door through to:

##### Lounge

14'9 x 12'6 (less stairs)

Pvc double glazed front window, central heating radiator, gas living flame coal effect fire and fireplace, tv aerial point, spindled stairs leading to the first floor and door to:

##### Dining Kitchen

12'6 x 10'2

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

#### FIRST FLOOR

- Two Bedrooms
- Garden Room

#### Landing

Access to the loft space, central heating radiator and doors leading off to:

#### Bedroom One

12'6 x 11'5

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

#### Bedroom Two

10'4 x 7'4 (plus door recess)

Pvc double glazed rear window and central heating radiator.

#### Bathroom

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

#### OUTSIDE

##### Garden Room

5'11 x 5'9

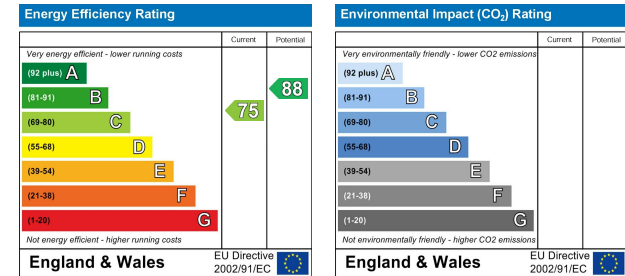
Double glazed double opening doors and window, power and light, electric heater.

##### Gardens

The property has a front lawn, a driveway and enclosed rear garden with a patio area and raised lawn with flower beds.

Our ref: Cms/cms/1021/24

- Cul-de-Sac Location
- Gardens & Parking



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