



# 47 Wrens Nest Glossop Brook Road, Glossop, Derbyshire, SK13 8GJ

**\*\* Calling all First Time Buyers & Buy to Let Landlords \*\*** A competitively priced third floor apartment located to the rear of this popular Grade II Listed mill conversion in the Glossop town centre with easy access to the local shops and railway station which has a direct line to Manchester city centre. The property briefly comprises an entrance hallway, an open plan 24ft living/dining room with a contemporary kitchen including fridge, freezer, dishwasher, washing machine, oven and hob, two bedrooms and bathroom with modern white suite. Other features include electric heating, storage cupboard, double glazing, and allocated parking. The property can be sold with a tenant in situ who has indicated their wish to continue a tenancy with the new owner if applicable. Energy Rating B

## £115,000

### 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 first set of traffic lights, at the second set turn right into Glossop Brook Road and right again into the Mill Car Park.

### GROUND FLOOR

#### Entrance

Secure telecom/key entrance, stairs and two lifts to all floors.

### THIRD FLOOR

#### Private Entrance Hall

Intercom entry phone, Creda electric heater and storage cupboard, doors leading off to :

### Living Room/Kitchen

24'1" x 9'2"

Double glazed window overlooking the car park to the rear of the mill and to the hills beyond, tv aerial point, Creda electric heater, a range of contemporary kitchen units including base cupboards and drawers, single drainer one and a half bowl stainless steel sink unit and mixer tap, integrated fridge, freezer, dishwasher and washing machine, stainless steel finish electric oven and hob, chimney style filter hood over and matching wall cupboards.

### Bedroom One

14'7" x 8'11"

Double glazed window and electric heater.

## Bedroom Two

9'2" x 6'10"

Window and electric heater.

## Bathroom

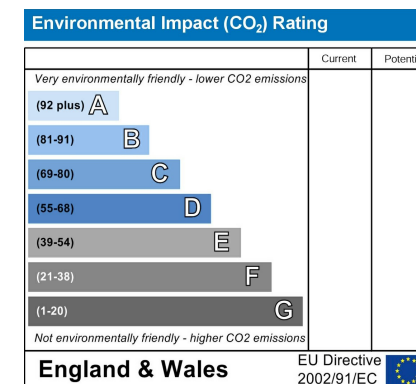
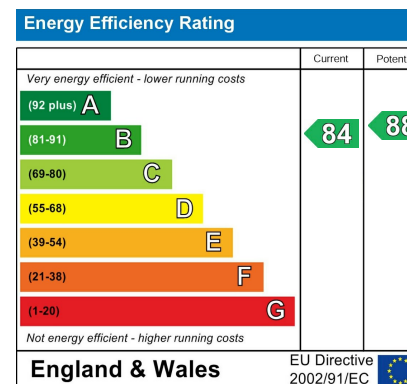
A white suite including a panelled bath with mixer tap and shower attachment, shower screen, close coupled wc and pedestal wash hand basin, white towel radiator.

## OUTSIDE

### Note

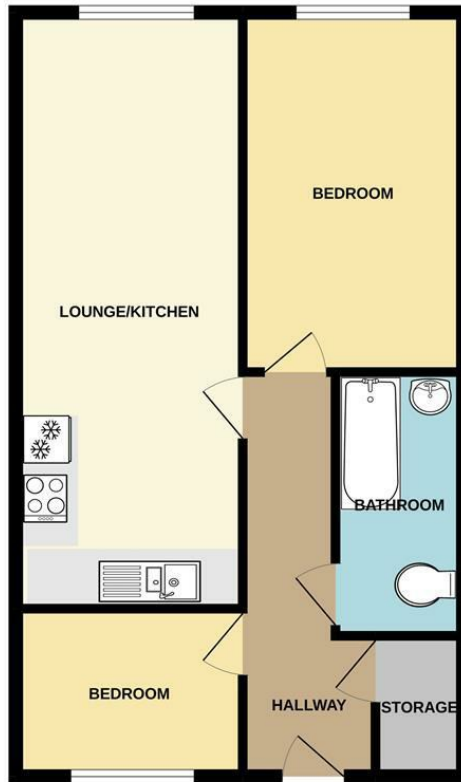
The property is subject to an annual ground rent and monthly maintenance charge details available on request.

Our ref:Cms/cms/0802/22





GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

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.  
Made with Metropix ©2022



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

