



jordan fishwick

47 WRENS NEST GLOSSOP BROOK ROAD GLOSSOP SK13

£115,000

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**** 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

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.

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

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"

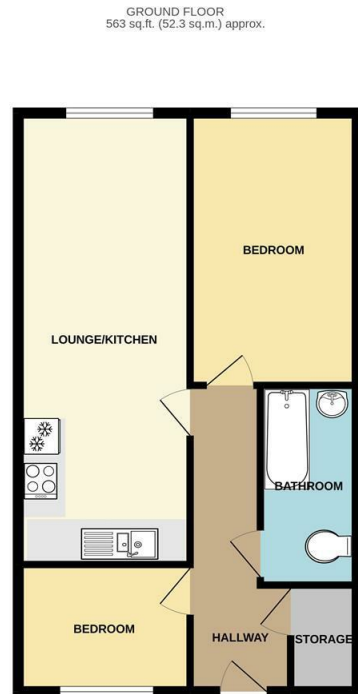
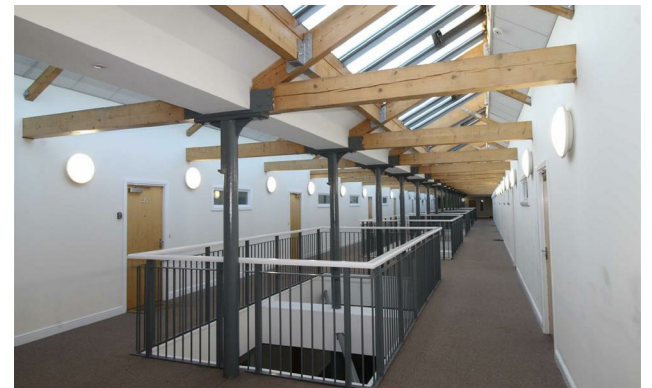
Window and electric heater.

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



TOTAL FLOOR AREA: 563 sq.ft. (52.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of floors, walls, ceilings and any other items are approximate and responsibility is taken for any error contained in the document. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, fixtures and appliances shown are not to be taken as a guarantee and are not necessarily to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	88
(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	