



2 Kensington Grove, Glossop, Derbyshire, SK13 6AE

****SEE OUR VIDEO TOUR**** A spacious, 2020 built mid mews style property, one of only three, set back from the road and offering living space arranged over three floors. Briefly comprising an entrance hallway, front lounge with bay window, a fitted, shaker style dining kitchen with French doors out to the rear garden and a downstairs wc. Upstairs there are three double bedrooms, the largest with an en-suite shower room, the family bathroom and then a loft room/study on the top floor. Integral garage, walled frontage and Southerly facing enclosed rear garden. Energy Rating B

Guide Price £310,000

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 traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill and Kensington Grove can be found on the left hand side.

GROUND FLOOR

Entrance Hall

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

Lounge

13'1" x 11'7" (plus bay)

Pvc double glazed front bay window, central heating radiator, feature log effect electric fire and door to:

Dining Kitchen

14'1" x 11'6"

A range of fitted shaker style kitchen units finished in grey and including base cupboards and drawers, an integrated dishwasher, built-in electric oven, Quartz work tops over with an inset stainless steel one and a half bowl sink

and mixer tap, ceramic hob, filter hood over and matching wall cupboards, larder cupboard, central heating radiator, pvc double glazed French doors leading out to the rear garden and door to:

Downstairs Wc

Understairs cloaks cupboard and white close coupled wc, wash hand basin with mixer tap, central heating radiator and pvc double glazed rear window.

FIRST FLOOR

Landing

Pvc double glazed front window, spindled balustrade and return staircase to the attic, central heating radiator and doors leading off to:

Master Bedroom

15'2" x 9'9"

Pvc double glazed rear window and central heating radiator and door to:

En-Suite Shower room

A shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap, close coupled wc, chrome finish towel radiator and pvc double glazed front window.

Bedroom Two

11'7" x 11'2"

Pvc double glazed front window and central heating radiator.

Bedroom Three

11'7" x 10'5"

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, chrome finish heated towel radiator and pvc double glazed rear window.

SECOND FLOOR

Landing

Eaves storage and door to:

Loft Room/Study

16'5" x 11'3" (plus door recess)

Two Velux double glazed skylight windows, eaves storage and central heating radiator.

OUTSIDE

Integral Garage

19'8" x 9'11"

Up and over door, power and light, plumbing for an automatic washing machine, Ideal Logic gas fired central heating boiler and pvc double glazed rear personnel door.

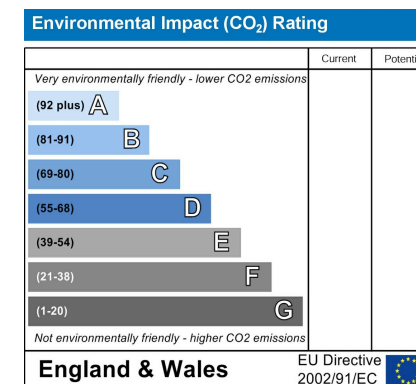
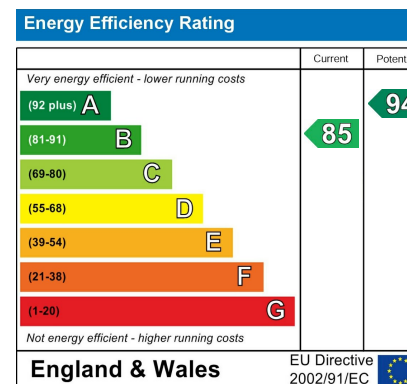
Gardens

The property has a walled frontage and an enclosed rear garden which includes a patio area and artificial lawn, all enjoying a sunny Southerly aspect.

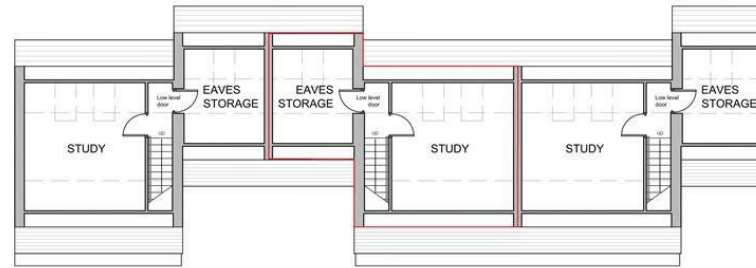
Our ref: Cms/cms/0426/23

Note:

In accordance with the Estate Agents Act 1979, we are required to draw to the attention of prospective purchasers that : the vendor of this property is a relative of a Jordan Fishwick employee, who is an estate agent as defined within that Act.



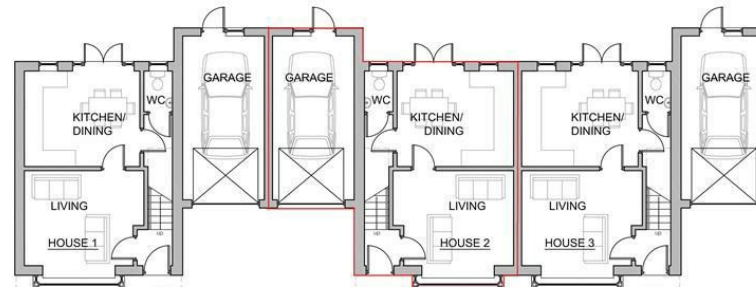




SECOND FLOOR - 1:100



FIRST FLOOR - 1:100



GROUND FLOOR - 1:100



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

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

