



DEA



jordan fishwick

9 Cross Cliffe, Glossop, Derbyshire, SK13 8PZ

**** SEE OUR VIDEO TOUR **** Hidden away and yet within 1/4 of a mile of Glossop town centre and railway station, a stone built, double fronted cottage property of character, originally four back to back mill workers cottages, enjoying views to the surrounding countryside and arranged over three floors. Comprising an entrance hall, open plan cottage kitchen, dining room and sitting area, utility room and a ground floor bedroom with en-suite shower room. Upstairs there is another bedroom, a refitted shower room and a 20ft sitting room with wood burning stove. A second staircase leads to the attic bedroom with skylight windows and washroom/wc. Outside there is a gated block paved driveway with room for several cars, green house and delightful gardens. No Onward Chain. Energy Rating D

Guide Price £390,000

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 through the central traffic lights at Norfolk Square along High Street East. Turn right into Milltown and follow the road up the hill where Cross Cliffe is on the left hand side as the road bends to the right.

GROUND FLOOR

Entrance Hall

Pvc double glazed front stable type door, two central heating radiators, double glazed front window, electric fuse box, wall light point, Travertine tiled flooring, turning spindled stairs leading to the first floor and doors leading to:

Bedroom Three

13'3" x 7'7"

Two pvc double glazed windows, central heating radiator, Travertine tiled floor and door to:

En-Suite Shower Room

Shower cubicle, wash hand basin and vanity unit, high level wc and chrome finish towel radiator, Travertine tiled flooring.

Dining Kitchen

19'1" x 13'2" (max)

A range of fitted shaker style kitchen units including base cupboards and drawers, integrated dishwasher, Rangemaster Classic 90 cooker and filter hood, solid wood block work tops and belfast type sink with mixer tap, matching wall cupboards and microwave, island unit, central heating radiator, pvc double glazed patio doors leading out to the garden, Travertine flooring and opening through to:

Sitting Area

12'2" (max) x 7'1"

Pvc double glazed windows, Travertine tiled flooring, central heating radiator and door to:

Utility Room

Plumbing for an automatic washing machine, work top and circular sink with mixer tap, Worcester gas fired combination boiler, Travertine tiled flooring, pvc double glazed window and double glazed skylight window.

FIRST FLOOR

Landing

Doors to:

Sitting Room

20'1" (less stairs) x 13'1"

Two pvc double glazed rear windows, two central heating radiators, Cheshire brick fireplace and wood burning stove, spindled stairs leading to the attic bedroom.

Bedroom Two

13'0" x 8'9" plus 6'11" x 3'0"

Pvc double glazed front window, central heating radiator and built-in wardrobe.

Shower Room

Shower cubicle, wash hand basin with mixer tap and vanity unit, high level wc, chrome finish towel radiator and pvc double glazed front window.

SECOND FLOOR

Landing

Access to the loft space and door to:

Attic Bedroom

13'9" x 13'5" (purlin to purlin)

Two double glazed Velux skylight windows, central heating radiator, storage cupboard and door to:

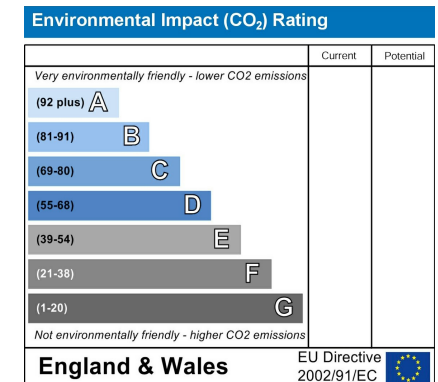
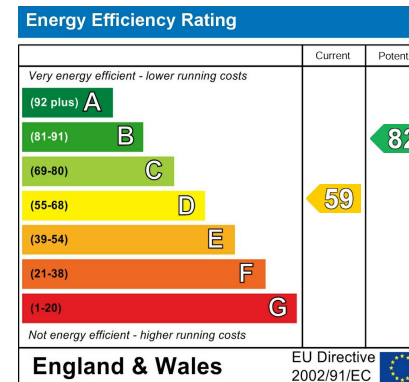
En- Suite Washroom/Wc

A pedestal wash hand basin and close coupled wc, central heating radiator.

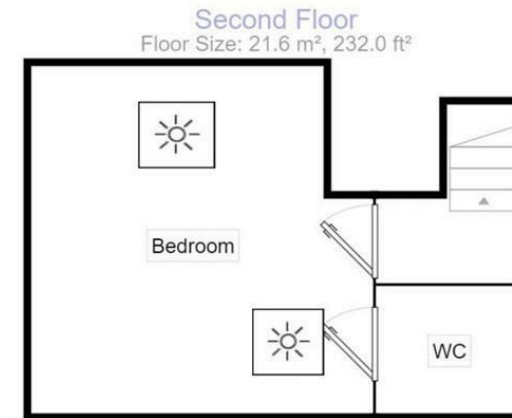
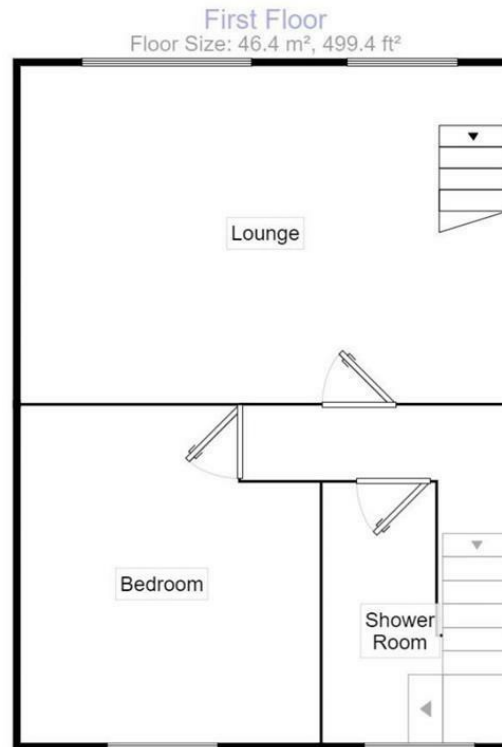
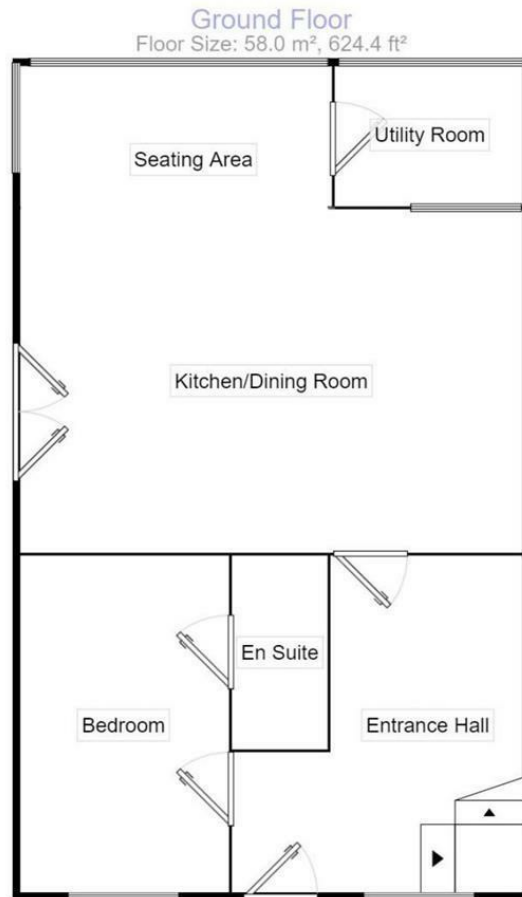
Gated Parking & Gardens

The property has a gated block paved driveway, a side garden with lawn, flower beds, greenhouse and garden shed.

Our ref: Cms/cms/0306/24







Measurements are approximate. Not to scale. For illustrative purposes only.



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
www.jordanfishwick.co.uk

