



*jordan fishwick*

# 5 Heron View, Glossop, Derbyshire, SK13 6QB

A 2003 Bett Homes built mid mews style property, enjoying a cul-de-sac position on this popular development. Briefly comprising an entrance hall, downstairs wc, front lounge and fitted dining kitchen with oven, hob and patio doors leading out to the enclosed South facing rear garden. Upstairs there are three bedrooms and a bathroom with shower. Gas central heating, pvc double glazing and parking space. Energy Efficiency Rating C

## Guide Price £240,000

### 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 onto Simmondley Lane. Proceed up the hill and take the third turning on the right onto Hunters Lane, turn second right onto Valley Road and second left onto Heron View. The property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Hall

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

#### Downstairs Wc

A push button close coupled wc, corner pedestal wash hand basin, central heating radiator and pvc double glazed front window.

#### Lounge

14'9 x 11'3

Pvc double glazed front window, central heating radiator, tv aerial point, telephone point and understairs cupboard, door to:

#### Dining Kitchen

14'9 x 9'0

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, wine rack, work tops over and inset one and a half bowl stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, central heating radiator, pvc double glazed rear window and patio doors leading out to the rear garden.

### FIRST FLOOR

#### Landing

Loft access, airing cupboard and central heating radiator.

### Bedroom One

12'4 x 8'4 (max)

Built-in wardrobes, pvc double glazed front window, central heating radiator, tv aerial and telephone points.

### Bedroom Two

9'5 x 8'0 (8'4 max)

Built-in wardrobes. pvc double glazed rear window and central heating radiator.

### Bedroom Three

7'2 x 6'2 (7'2 max)

Pvc double glazed front window and central heating radiator.

### Bathroom

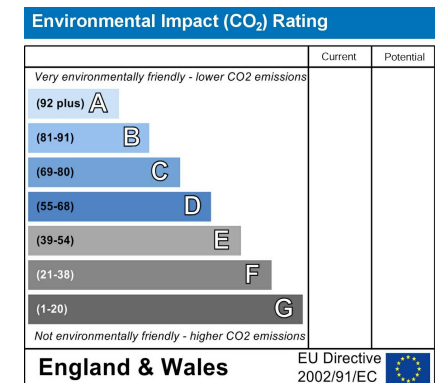
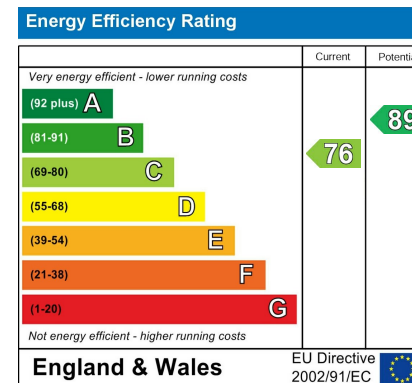
A modern white suite comprising a panelled shower bath with shower over and shower screen, pedestal wash hand basin with mixer tap, push button close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

### OUTSIDE

#### Parking & Gardens

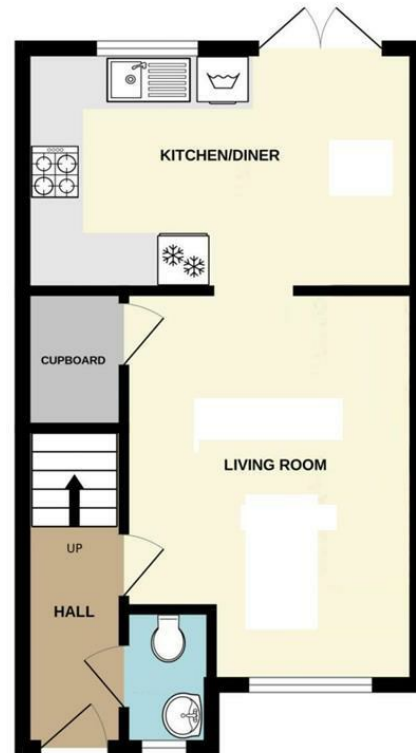
At the front of the property there is a flowerbed and parking for one car, whilst to the rear there is an enclosed lawned garden with raised decked area.

Our ref: Cms/cms/0422/24

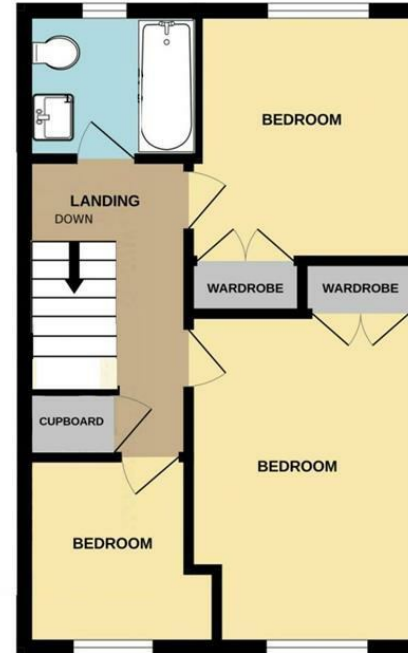




GROUND FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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