



*Jordan* fishwick

29 SPIRE HOLLIN GLOSSOP SK13 7BS  
Guide Price £335,000

## 29 SPIRE HOLLIN GLOSSOP SK13 7BS

A late 1960's built, link detached family house, in one of Glossop's best locations, only a stones throw from St Luke's Primary School and offered for sale with No Onward Chain. The property, which would now benefit from some updating, briefly comprises an enclosed front porch, entrance hall, a 22ft through living room with patio doors leading through to a conservatory, a modern shaker style kitchen, downstairs wc and rear porch. Upstairs there are three bedrooms and the bathroom with shower. Gas central heating, pvc double glazing, attached garage and private gardens. Energy Rating D

### Directions

From our office on High Street West proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and bear left into North Road. Turn first left into Spire Hollin, follow the road round and the property is on the left hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc double glazed front door and windows, tiled floor and glazed door to:

#### Entrance Hall

Central heating radiator, understairs cupboard, turning stairs to the first floor and doors leading off to:

#### Through Living Room

22'0 x 10'11

Pvc double glazed front window, two central heating radiators and pvc double glazed patio doors leading through to:

#### Conservatory

10'1 x 9'1

Pvc double glazed windows and door leading out to the rear garden, fitted blinds and electric heater.

#### Kitchen

13'2 x 8'3

A range of modern shaker style kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel one and half bowl sink unit and mixer tap, gas cooker point, larder cupboard, matching wall cupboards, central heating radiator, pvc double glazed rear window and door to:

#### Downstairs wc

A white close coupled wc, wash hand basin and electric heater.

#### Rear Porch

Water heater for the wc, pvc double glazed window and external rear door.

### FIRST FLOOR

#### Landing

Pvc double glazed front window, airing cupboard and access to the loft space.

#### Bedroom One

11'11 x 10'5

Pvc double glazed rear window and central heating radiator.

#### Bedroom Two

10'5 x 9'9

Pvc double glazed front window and central heating radiator.

#### Bedroom Three

8'11 x 8'9

Pvc double glazed rear window, central heating radiator and Glow Worm gas fired central heating boiler.

#### Bathroom

A coloured suite including a panelled bath with electric shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed side window.

### OUTSIDE

#### Attached Garage

18'10 x 8'6

Sub-divided with an up and over door, power and light, gas and electric meters.

#### Gardens

The property has a blocked paved driveway and front garden, side garden and enclosed private rear garden which faces a sunny Westerly aspect and includes a garden shed.

Our ref: Cms/cms/0430/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	