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*Jordan* fishwick

77 Queens Drive, Glossop, SK13 8RD

£119,950



- **First Floor Purpose Built Flat**
- **EPC C & Council Tax A**

A competitively priced, purpose built, first floor flat, offered for sale with No Onward Chain. Briefly comprising a ground floor entrance hall, first floor living room, kitchen with oven and hob, two double bedrooms and a bathroom with shower. Gas central heating, pvc double glazing and an enclosed rear garden. Energy Rating C

### Directions

From our office on High Street West proceed through the central traffic lights at Norfolk Square along High Street East and then on to Sheffield Road. Eventually turn left onto Pyegrove and follow the road round onto Queens Drive.

### GROUND FLOOR

#### Entrance Hall

Pvc front door, central heating radiator, laminate wood flooring, storage cupboard, pvc double glazed front window and stairs leading up to:

#### Living Room

15'1 x 11'3 (less chimney breast)  
Pvc double glazed front bow window, central heating radiator, gas living flame fire and fireplace, two wall light points and tv aerial point.

#### Kitchen

9'5 x 7'1 (plus recess)  
A range of Oak fronted kitchen units including base cupboards and drawers, plumbing for an automatic

- **Two Bedrooms**
- **Enclosed Rear Garden**

washing machine, built-in electric oven, work tops over with an inset single drainer one and a half bowl stainless steel sink unit, gas hob and filter hood, wall cupboards, Worcester gas fired central heating boiler, access to the loft space, tiled floor and pvc double glazed rear window.

#### Bedroom One

12'0 (max into robes) x 10'1 (plus recess)  
Pvc double glazed rear window, central heating radiator, laminate wood flooring, storage cupboard and fitted wardrobes with sliding mirror doors.

#### Bedroom Two

11'10 x 7'11 (plus recess)  
Pvc double glazed front window, central heating radiator and laminate wood flooring.

#### Bathroom

A white suite including a panelled bath with Triton electric shower over, wash hand basin with cupboard under, close coupled wc, central heating radiator and pvc double glazed rear window.

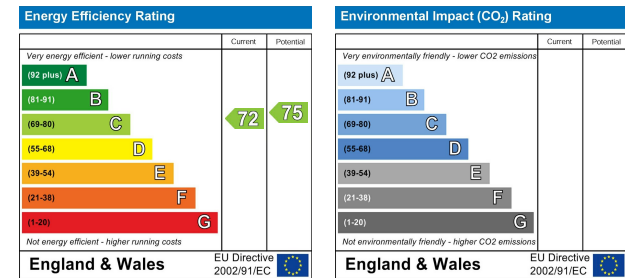
#### OUTSIDE

#### Rear Garden

Enclosed rear garden and gardens shed.

Our ref: Cms/cms/0620/24

- **Gas Central Heating & Double Glazing**
- **No Onward Chain**



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



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