



**jordan fishwick**

24 LEE VALE DRIVE CHARLESWORTH GLOSSOP SK13 5HD

**£275,000**

## 24 LEE VALE DRIVE CHARLESWORTH GLOSSOP SK13 5HD

Located at the head of a cul-de-sac in the heart of Charlesworth, this semi-detached family house will appeal to any buyer looking for a property with scope for further improvement and updating. Offered for sale with No Onward Chain, the property comprises of an enclosed front porch, entrance hall, front lounge and a dining kitchen with patio doors through to the conservatory. Upstairs there are three bedrooms, a bathroom and separate wc. Front garden, driveway, detached timber garage and South Easterly facing rear garden. Energy Rating C

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue up the hill and over the bridge into the village of Charlesworth. Continue on this road until you reach the second turning on the right, onto Lee Vale Drive and the property is towards the end, on the right hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc double glazed doors, pvc double glazed front door to

#### Entrance Hall

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

#### Lounge

16'4 x 10'6 (less chimney breast)  
Pvc double glazed front window, central heating radiator, tv aerial point, gas living flame fire and feature fireplace.

#### Dining Kitchen

16'9 x 8'7 (10'8 max)  
A range of fitted kitchen units finished in white and including base cupboards and drawers, integrated washing machine, fridge and freezer, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, pvc double glazed rear window and external rear door, central heating radiator and pvc double glazed patio doors through to:

#### Conservatory

11'9 x 9'0  
Pvc double glazed windows and doors to the rear garden, fitted vertical blinds, central heating radiator.

### FIRST FLOOR

### Landing

Access to the loft space, cupboard housing the gas fired combination boiler.

#### Bedroom One

10'9 x 10'3  
Pvc double glazed front window, central heating radiator and built-in wardrobe.

#### Bedroom Two

10'2 x 8'10  
Pvc double glazed rear window, central heating radiator and built-in wardrobe.

#### Bedroom Three

6'11 x 6'4  
Pvc double glazed front window and central heating radiator.

#### Bathroom

A white panelled bath and pedestal wash hand basin, central heating radiator and pvc double glazed rear window.

#### Separate Wc

White low level wc and pvc double glazed rear window.

### OUTSIDE

#### Detached Garage

#### Gardens

The property has a front garden, a driveway and an established, private rear garden.

Our ref: Cms/cms/0801/24



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	