





# 43 Blackshaw Road, Old Glossop, Derbyshire, SK13 7SN

**\*\* SEE OUR VIDEO TOUR \*\*** Hidden away from the road, a modern end mews style property, offering living space arranged over three floors and enjoying an open forward aspect with hill views. Offered for sale with No Onward Chain, the property briefly comprises on the ground floor an entrance hallway, a 21ft through lounge with patio doors out to the rear garden and a shower room, upstairs there is a spacious dining kitchen with contemporary handleless units, integrated appliances and utility room, then on the top floor, there are three bedrooms and the family bathroom. Front lawn, off road parking and split-level, low maintenance rear garden. Energy Rating D

## £320,000

### 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 and along High Street East. Turn left onto Manor Park Road, continue into Old Glossop, bear left at The Queens public house along Church Street South and then turn right onto Wellgate. Turn next left into Blackshaw Road and then turn second right under the archway and the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Open porch and composite front door, stairs leading upstairs, understairs cupboard and door to:

#### Though Lounge

21'0 x 13'0 (max less chimney breast)

Pvc double glazed front window, central heating radiator, Centura multi-fuel burning stove, pvc double glazed patio doors leading out to the rear garden and door to;

#### Shower Room

Shower cubicle, wash hand basin and close coupled wc, Worcester gas fired combination boiler and radiator, pvc double glazed rear window.

### FIRST FLOOR

#### Landing

Pvc double glazed front window, central heating radiator, return stairs to the second floor and door to:

#### Open Plan Dining Kitchen

21'2 x 13'5

Pvc double glazed front and rear windows, central heating radiator, a range of contemporary handleless kitchen units including base cupboards and drawers, work tops and breakfast bar, built-in electric double oven and induction hob, integrated fridge and freezer, door to:

#### Utility Room

Plumbing for an automatic washing machine and dishwasher, double drainer stainless steel sink and pvc double glazed rear window.

## SECOND FLOOR

### Landing

#### Bedroom One

11'3 x 10'7

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

10'6 x 9'9

Pvc double glazed rear window and central heating radiator.

#### Bedroom Three

9'0 x 7'5 plus 5'9 x 3'8 (max less bulkhead)

L-shaped room currently used as a dressing room with fitted storage, central heating radiator and pvc double glazed front window.

#### Bathroom

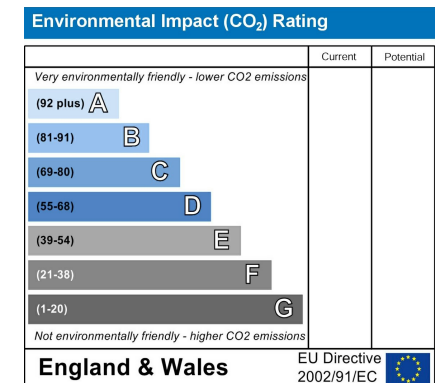
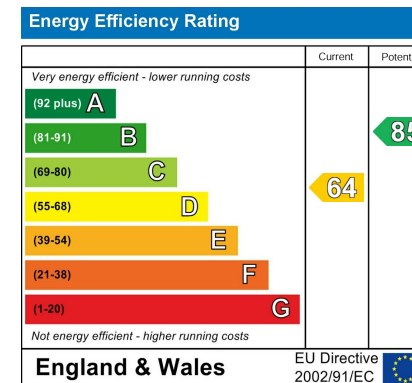
Refitted with a white suite including a freestanding oval bath with mixer tap stand and shower attachment, low level wc, oval wash hand basin with mixer tap and vanity unit, walk-in shower, pvc double glazed rear window and chrome finish towel radiator.

## OUTSIDE

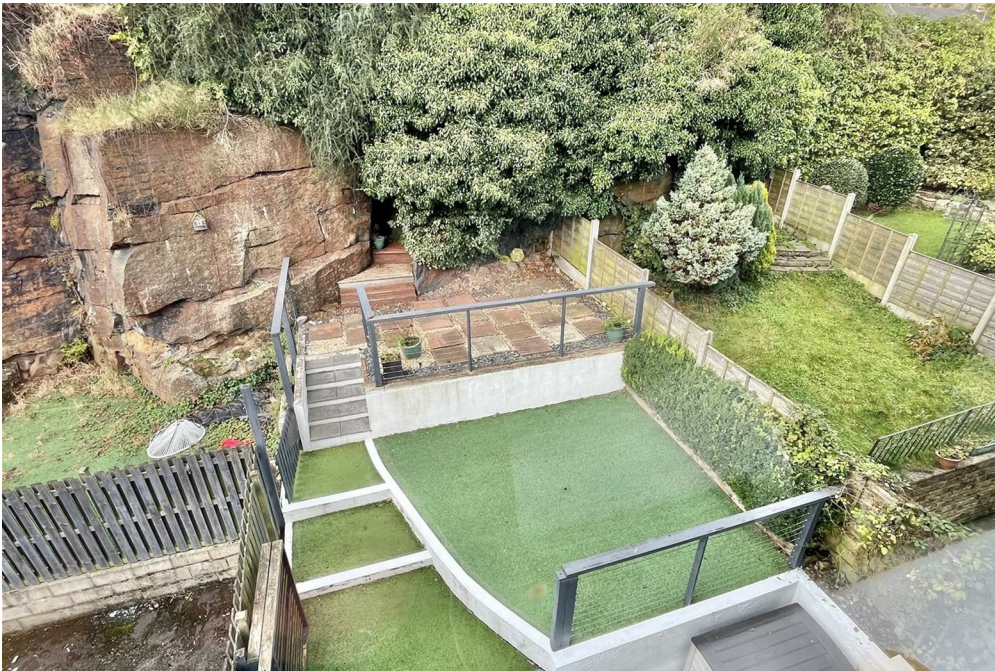
### Gardens

Front lawn, parking and enclosed split-level rear garden with artificial grass and patio area.

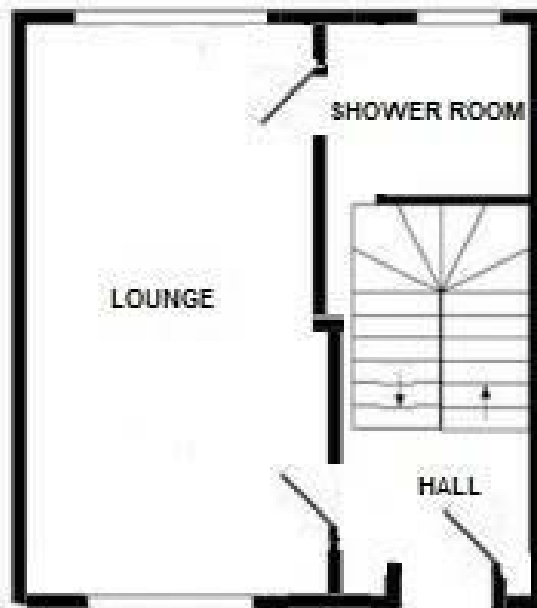
Our ref: Cms/cms/1018/24



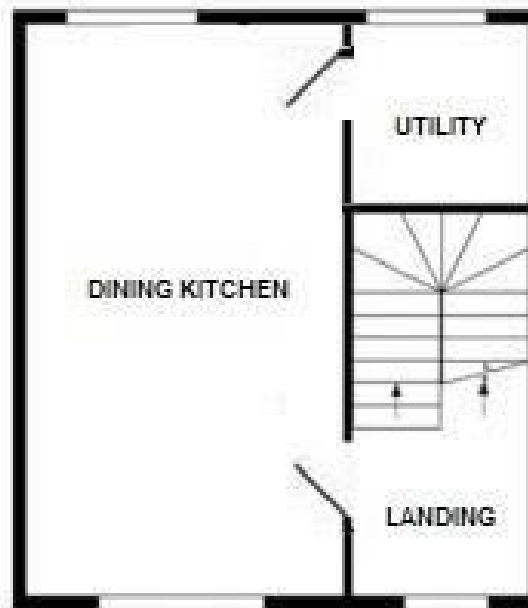








GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2009



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

