



**jordanfishwick**

3 BROCKHOLES GLOSSOP SK13 6YT

**£385,000**

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A late 1990's Egerton Homes built semi-detached family house, offering extended living space and enjoying a cul-de-sac location with private gardens and a wooded backdrop. Briefly comprising a front porch, hallway and lounge with fireplace, a 24ft fitted dining kitchen, utility room and large conservatory. Upstairs there are four bedrooms, an en-suite bathroom to the master and a refitted family bathroom. Integral garage storage. Energy Rating C

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout bear left into Simmondley Lane. Continue up the hill, turn right into Hunters Lane, then right again into Foxlea. Brockholes can then be found at the bottom on the right and the property is on the left hand side.

GROUND FLOOR

Enclosed Front Porch

Pvc double glazed front door, central heating radiator, Oak flooring and door leading through to:

Hallway

Central heating radiator, Oak flooring, stairs leading to the first floor and door to:

Lounge

13'4 x 12'4

Pvc double glazed front oriel bay window, central heating radiator, gas pebble effect living flame fire and fireplace, tv aerial and telephone points, Oak flooring, door leading through to:

Dining Kitchen

24'10 x 10'0 (max meas)

A bright and airy room with central heating radiator, laminate wood flooring, understairs storage cupboard, a range of fitted shaker style kitchen units finished in white and including base cupboards and drawers, work tops over with an unset single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, space for a range cooker, filter hood over and matching wall cupboards, pvc double glazed rear window, doors to the utility room and:

Conservatory

13'7 x 9'11

Pvc double glazed windows and doors leading out onto the decked area, two central heating radiators, fan/light and tv aerial point.

Utility Room

8'8 (plus rec) x 7'4

Subdivided off the garage with plumbing for an automatic washing machine, Worcester gas fired central heating boiler and radiator, pvc double glazed side window and door through to the remaining garage storage.

FIRST FLOOR

Landing

Airing cupboard, spindled balustrade and access to the loft space.

Master Bedroom

18'1 x 7'10

With a range of fitted wardrobes, chest of drawers, pvc double glazed rear window, access to loft storage and door to:

En-Suite Bathroom

With a three piece coloured suite including a corner bath with mixer tap and shower attachment, Mira electric shower over, pedestal wash hand basin and close coupled wc, laminate wood flooring, central heating radiator and pvc double glazed front window.

Bedroom Two

13'0 (plus door rec) x 7'8

Pvc double glazed front window, central heating radiator and laminate wood flooring.

Bedroom Three

10'8 x 9'6

Pvc double glazed rear window, central heating radiator and laminate wood flooring.

Bedroom Four

8'6 x 7'9 (max meas)

Pvc double glazed front window, central heating radiator and laminate wood flooring.

Bathroom

A refitted white three piece suite including a panelled bath with shower over and shower screen, matching pedestal wash hand basin and close coupled wc, pvc double glazed rear window and chrome finish towel radiator, down lighters.

OUTSIDE

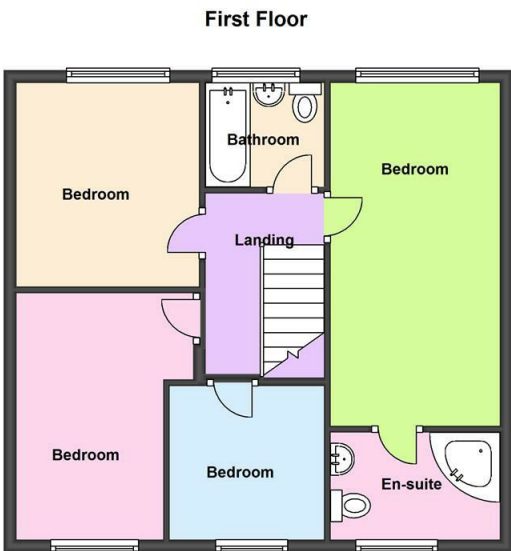
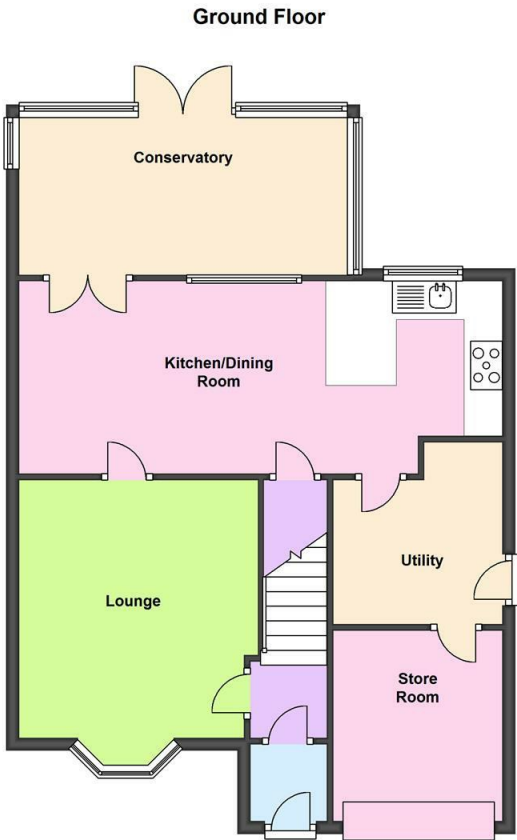
Integral Garage Storage

The remaining garage area with up and over door.

Gardens

The property has a front lawn and driveway, whilst the rear private garden faces a Westerly aspect enjoying the afternoon sun and includes a decked area, lawn with flower beds and flagged patio area.

Our Ref : Cms/cms/1209/24



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 82        |
| (55-68) D                                   | 69      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |