



39 Shropshire Drive, Glossop, Derbyshire, SK13 8SD

**** SEE OUR VIDEO TOUR **** Tucked away at the head of a cul-de-sac on popular Shirebrook Park, a well presented Jones Homes, 1980's built, detached family house with gardens to three sides, attached converted garage and conservatory. Briefly comprising an entrance hall, through lounge and dining area, fitted breakfast kitchen with shaker style units and patio doors leading through to the conservatory. Upstairs there are three bedrooms and the family bathroom with shower. As part of a recently successful planning application, the current owners have converted the attached garage into a fourth bedroom/home office and some of the provisional structural work has been done in readiness to extend above providing another bedroom and en-suite - plans are available for inspection. Energy Rating D

£405,000

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 in a Westerly direction through the central traffic lights at Norfolk Square along High Street East. Follow the road out of Glossop along Sheffield Road and turn right onto Shirebrook Park along Shirebrook Drive. Turn first left into Hathersage Drive, follow the road round and eventually turn right into Shropshire Drive.

GROUND FLOOR

Entrance Hall

Composite front door, central heating radiator, stairs to the first floor, doors to the garage and:

Lounge

13'11 x 11'6

Pvc double glazed front oriel bay window, central heating radiator, gas log effect fire and fireplace, tv aerial point and opening through to:

Dining Area

9'6 x 7'4

Pvc double glazed patio doors into the conservatory, central heating radiator and door to:

Breakfast Kitchen

15'11 x 11'1 (max)

Central heating radiator, pvc double glazed patio doors into the conservatory and a range of shaker style kitchen units including base cupboards and drawers, integrated dishwasher, fridge and freezer, built-in electric oven, wood block effect work tops with a coloured single drainer sink unit and mixer tap, ceramic hob with filter hood over, breakfast bar, matching wall cupboards, understairs cupboard, pvc double glazed rear window and external side door.

Conservatory

13'9 x 9'8 (max meas)

Pvc double glazed windows and doors out to the rear garden, laminate wood flooring.

Utility Room

8'7 x 5'0

Plumbing for an automatic washing machine, plumbing for an automatic washing machine, work top and wall cupboards, Worcester gas fired central heating boiler and chrome finish towel radiator.

Bedroom Four/Home Office

11'9 x 8'4 (max) 7'11 (min)

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

FIRST FLOOR

Landing

Spindled balustrade, pvc double glazed side window and doors to:

Bedroom One

12'7 x 8'4

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

Bedroom Two

10'5 x 8'4

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

Bedroom Three

7'4 x 5'10 (plus door recess)

Pvc double glazed front window, central heating radiator, laminate wood flooring, linen cupboard and built-in cabin style bed.

Bathroom

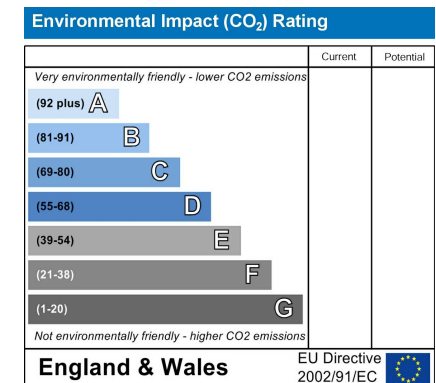
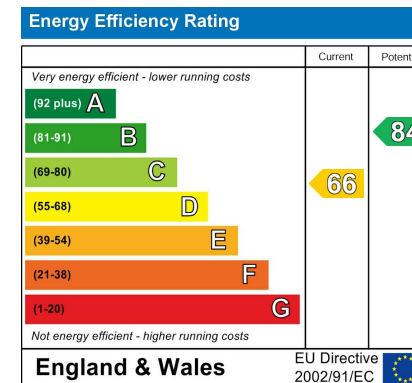
A white three piece suite including a panelled bath with shower over and shower screen, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and chrome finish towel radiator.

OUTSIDE

Gardens

The property stands back from the road with a front garden and sweeping driveway, there is an enclosed West facing rear garden with patio area, lawn and side garden area with summerhouse.

Our ref: Cms/cms/0718/24





GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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