

Jordan fishwick

57 HURST CRESCENT GLOSSOP SK13 8UA
Guide Price £495,000

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** SEE OUR VIDEO TOUR ** A George Wimpey, 2006 built detached house, which has more recently undergone a considerable program of updating and improvements, made by the current owners and now offers versatile living space, ideal for the modern day family. Briefly the property includes an entrance hall, downstairs wc, snug/former dining room, lounge with log burning stove, refitted kitchen including appliances, sun/dining room extension and a playroom/home office formerly the garage. Upstairs there are four bedrooms, two with their own refitted en-suites and the family bathroom. Front garden with parking for three cars and an enclosed South Easterly facing 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. At the roundabout bear right into Shirebrook Drive and onto Croft Manor. Follow the road round and take the second Hurst Crescent turning on the left where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Composite front door, central heating radiator, understairs cupboard, spindled stairs leading to the first floor and doors to:

Downstairs Wc

A white close coupled wc and matching wash hand basin with mixer tap and vanity unit, central heating radiator and pvc double glazed side window.

Snug

9'1" x 8'10" (min) 11'2" (max)

originally the dining room before the sun room extension was added with two pvc double glazed front windows, laminate wood flooring, central heating radiator and built-in storage cupboard.

Lounge

13'7" x 15'3"

Small paned double opening doors leading through to the Sun Room, central heating radiator, tv aerial point and Contura log burning stove.

Breakfast Kitchen

16'0" x 10'6"

refitted with a comprehensive range of kitchen units, finished in gloss cream and including base cupboards and drawers, integrated automatic washing machine, dishwasher and fridge freezer, wood block work tops with an inset single drainer one and a half bowl stainless steel sink and mixer tap, breakfast bar, split-level electric double oven and induction hob, filter hood and matching wall cupboards with pelmet lighting, tiled floor, central heating radiator and opening through to:

Sun/Dining Room

18'1" x 7'7" (min)

Pvc double glazed windows, central heating radiator, tiled floor and patio doors leading out to the rear garden.

Playroom/Home Office

17'7" x 8'1"

Formerly the garage and currently used as a fifth bedroom with two pvc double glazed front windows and central heating radiator.

FIRST FLOOR

Landing

Central heating radiator, airing cupboard housing the Vaillant gas fired combination boiler, doors leading off to:

Master Bedroom

12'4" x 10'2" (to robes & plus recess)

Three pvc double glazed front windows, central heating radiator, two built-in double wardrobes, storage cupboard and door to:

En-Suite Shower Room

A walk-in shower, pedestal wash basin with mixer tap, close coupled wc, central heating radiator and pvc double glazed front window.

Bedroom Two

13'4" (max) 9'8" (min) x 8'2"

Pvc double glazed rear window, central heating radiator, built-in double wardrobe and door to:

En-Suite Shower Room

A shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and pvc double glazed side window.

Bedroom Three

11'6" (max) 10'4" (min) x 8'8"

Pvc double glazed rear window, central heating radiator and built-in wardrobe.

Bedroom Four

10'3" x 7'0"

Pvc double glazed rear window and central heating radiator.

Bathroom

A white three piece suite including a panelled corner bath with mixer tap and shower attachment, pedestal wash basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

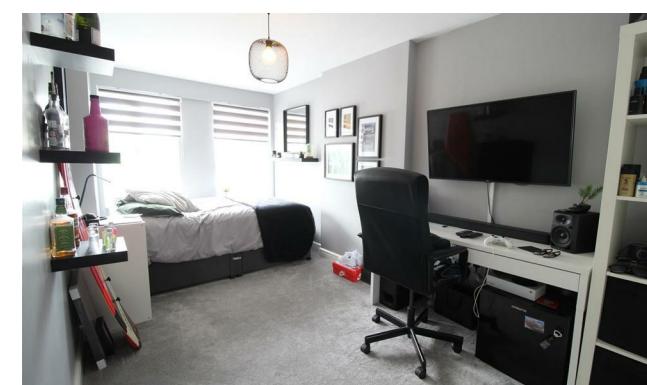
Gardens

The property has a front lawn and driveway which has been extended to provide space for three cars and an enclosed rear garden, which faces a sunny South Easterly aspect with a flagged patio area, pergola, lawn and garden shed.

Our ref: Cms/cms/0725/23

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



GROUND FLOOR

1ST FLOOR



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. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective buyers should make their own investigations. Metropix © 2003

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	74	82
(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		

