



**Jordan fishwick**

44 SPIRE HOLLIN GLOSSOP SK13 7BS  
£550,000

## 44 SPIRE HOLLIN GLOSSOP SK13 7BS

\*\* SEE OUR VIDEO TOUR \*\* Enjoying an open forward aspect over the neighbouring Glossop Cricket/Bowling Club and to the hills beyond, a stone built, bay fronted Victorian semi-detached family home, within a highly regarded part of Glossop and standing in extensive, approx 135 ft gardens. Briefly comprising an entrance hall, front lounge with dual fuel stove and fireplace, a separate dining room and fitted kitchen with appliances, four first floor bedrooms and bathroom. Range of cellars and wc, detached garage and off road parking. Energy Rating D

### Directions

From our office on High Street West proceed in a Westerly direction and at the traffic lights turn right into Arundel Street. Continue up the hill, under the bridge and bear left into North Road. Turn first left into Spire Hollin and the property is on the right hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Front door with strained glass detail and glazed door through to:

#### Entrance Hall

Central heating radiator, spindled stairs to the first floor, door and stairs down to the cellars and doors to:

#### Lounge

13'4 x 13'3 (plus bay)

Pvc double glazed front sash bay window, central heating radiator, fireplace with inset dual fuel stove, marble back and hearth, fire surround and four wall light points.

#### Dining Room

13'6 (max) x 13'5

Pvc double glazed rear and side sash windows, central heating radiator and period fireplace, three wall light points.

#### Breakfast Kitchen

12'11 x 11'2 (max)

A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, built-in Bosch electric double oven, integrated larder fridge, work tops over with an inset single drainer stainless steel sink and mixer tap, ceramic hob and filter hood, matching wall cupboards with pelmet lighting, central heating radiator, two pvc double glazed rear windows, external rear door, leading out to the rear porch and steps down to the garden.

### CELLARS

#### Chamber One

13'2 x 12'9 (plus under bay)

Original stone keep slab, electric and gas meters, power and light, two side windows.

#### Chamber Two

13'6 x 13'5 (max)

Plumbing for an automatic washing machine, stone sink, rear window, power and light, gas fired central heating boiler.

#### Chamber Three

7'10 x 5'2 (plus recess)

Door to:

#### Wc

A white close coupled wc and pedestal wash hand basin, two windows.

### FIRST FLOOR

#### Landing

Spindled balustrade and two wall light points, doors leading off to:

#### Bedroom One

13'7 x 13'5 (max)

Pvc double glazed side and rear sash windows, central heating radiator, access to loft space.

#### Bedroom Two

13'4 (less robes) x 13'3

Pvc double glazed front sash window, central heating radiator, fitted wardrobes and cupboards over.

#### Bedroom Three

9'5 (min) x 7'9 (plus door recess)

Pvc double glazed rear sash window, central heating radiator and storage cupboard, access to loft space.

#### Bedroom Four

9'6 x 5'0

Pvc double glazed front sash window and central heating radiator.

#### Bathroom

A white three piece suite including a panelled bath with mixer tap and shower attachment, shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed side sash window.

### OUTSIDE

#### Detached Garage

Timber doors, personnel door, pvc double glazed window power and light.

#### Gardens

Holly House has a raised front garden area, a block paved driveway with room for three cars and a large rear garden which extends to approx 135ft and includes patio areas, lawn and stocked borders.

Our ref: Cms/0618/25

#### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		59
(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		

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44 High Street West, Glossop, Derbyshire, SK13 8BH

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)