



# 12 Wisteria Way, Glossop, Derbyshire, SK13 7ER

**\*\* SEE OUR VIDEO TOUR \*\*** A 2017 Taylor Wimpey built semi-detached family home, offering living space arranged over three floors and forming part of the popular Laurel View development. Briefly comprising an entrance hall, 17 ft fitted dining kitchen with integrated appliances, downstairs wc, lounge with wood burning stove and patio doors, two first floor bedrooms, the main bathroom and then on the top floor, an attic bedroom with dressing area and en-suite shower room. Gas central heating, pvc double glazing, enclosed garden and off road parking for two cars. Energy Rating B

## £335,000

### Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

### GROUND FLOOR

#### Entrance Hallway

Double glazed composite front door, central heating radiator, stairs leading to the first floor and door to:

#### Dining Kitchen

17'3 x 10'7 (plus understairs recess)

A range of fitted kitchen units finished in grey and including base cupboards and drawers, built-in electric oven, plumbing for an automatic washing machine, work tops over and inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, integrated fridge/freezer, matching wall cupboards with pelmet lighting, Logic gas fired combination boiler, pvc double glazed front window, central heating radiator and doors leading to:

#### Downstairs Wc

A white close coupled wc and corner wash hand basin with mixer tap, central heating radiator.

#### Lounge

13'11 x 11'3

Pvc double glazed patio doors leading out to the rear garden, wood burning stove and central heating radiator.

### FIRST FLOOR

#### Landing

Spindled balustrade, central heating radiator, pvc double glazed front window, return staircase leading to the attic bedroom and doors leading off to:

#### Bedroom Two

13'11 x 11'4 (less robe)

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

#### Bedroom Three

10'9 x 7'1

Pvc double glazed rear window and central heating radiator

## Bathroom

A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, half pedestal wash hand basin and close coupled wc, central heating radiator.

## SECOND FLOOR

### Landing

### Master Bedroom

11'3 x 10'4 plus 9'0 x 9'0 (max meas)

Twin Velux double glazed skylight windows, central heating radiator, access to the remaining loft space, door to:

### En-Suite Shower Room

A white suite including a shower cubicle with Aqualisa electric shower, , half pedestal wash hand basin and close coupled wc, chrome finish towel radiator and Velux double glazed skylight window.

## OUTSIDE

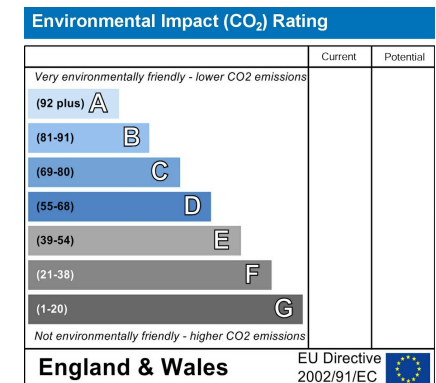
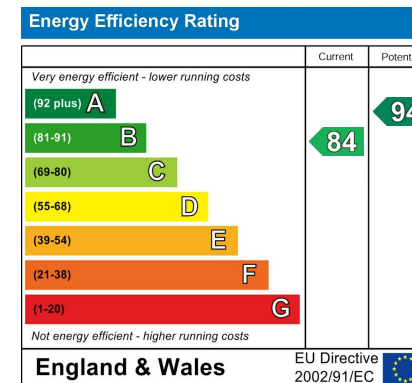
### Gardens

There is off road parking for two cars at the front of the property and an enclosed low maintenance rear garden with a patio area and artificial lawn.

Our ref: Cms/cms/0210/26

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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)

