



MC73

NT14





# 55 Manor Park Road, Glossop, Derbyshire, SK13 7SH

**\*\* SEE OUR VIDEO TOUR \*\*** A truly individual cottage property of character, originally two separate dwellings, standing just over the road from Manor Park and adjoining Old Glossop Cricket Club with far reaching hill views beyond. Immaculately presented throughout, with many recent improvements, this charming property briefly comprises of an entrance hall, an open plan living room and recently refitted kitchen with shaker units and range cooker, conservatory with "warm roof", utility/rear porch, ground floor bedroom and luxury bathroom. Upstairs there is a cosy lounge with a vaulted ceiling, wood burning stove and great views, a master bedroom with en-suite bathroom and another bedroom. The property shares a manicured rear garden with the neighbours and there is a garden shed and store. Energy Rating D

## Offers Over £395,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### GROUND FLOOR

#### Entrance Hall

Composite Front Door  
Spindled Stairs to the First Floor  
Herringbone Flooring

#### Open Plan Living Room & Kitchen

18'2 x 13'7  
Range of Refitted Shaker Style units  
Belfast type ceramic sink, integrated dishwasher & Larder Fridge  
Stoves Gas Range Cooker  
Electric Featured Fireplace  
Herringbone Flooring

#### Conservatory

9'7 x 9'1 (max meas)  
Natural Stone Floor

#### Bedroom Two

13'5 x 8'0  
Front Window with Shutter Blinds  
Fitted wardrobes

#### Bathroom

Freestanding Oval Bath  
Herringbone Flooring

#### Utility/Porch

Plumbing for an automatic Washing Machine  
Glow Worm gas fired Combination Bolier  
Composite Stable Type External Rear Door

### FIRST FLOOR

#### Landing

Spindled balustrade  
Roof Sun Tunnel  
Doors leading off to:

## Lounge

16'10 (max) x 13'7

Vaulted Ceiling

Dual Fireplace & Wood Burning Stove

Country Views

## Bedroom One

13'7 (plus robes) x 8'0 (min)

Exposed Stone Wall

Fitted Wardrobes

Front Window with Shutter Blinds

## En-Suite Bathroom

Modern Suite

Velux Skylight

## Bedroom Three

9'10 x 6'3

Front Window with Shutter Blinds

## OUTSIDE

### Communal Gardens

Adjoining Old Glossop Cricket Club

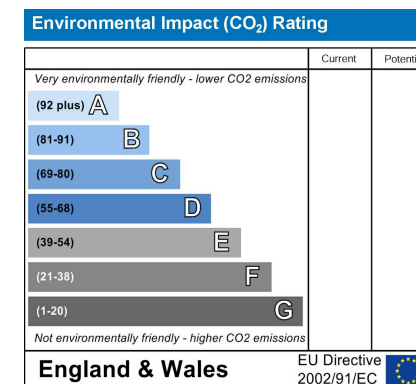
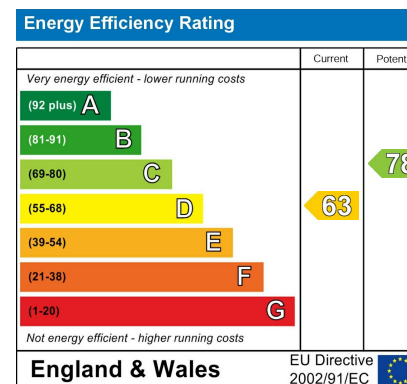
Garden Shed

### Garden Store

Fitted storage cupboards

### Note - Anti Money Laundering

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.

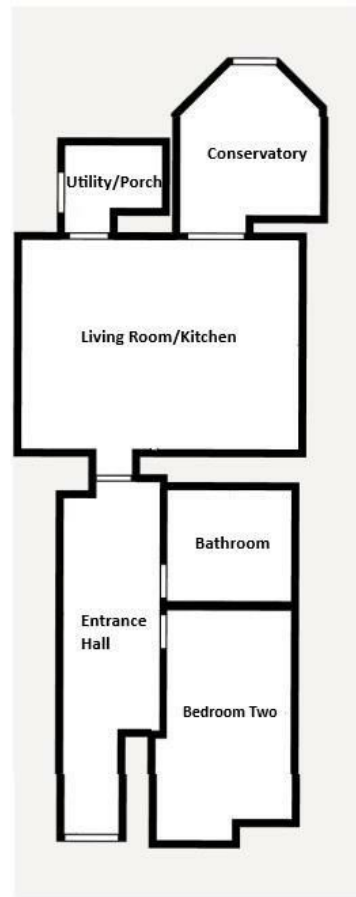




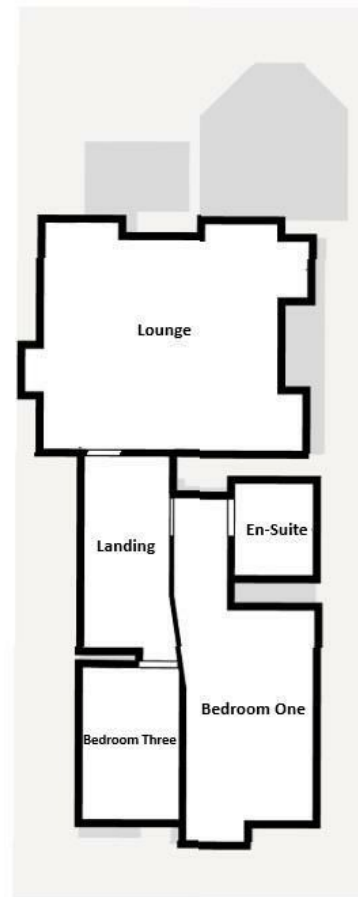




GROUND FLOOR



FIRST FLOOR



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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)

