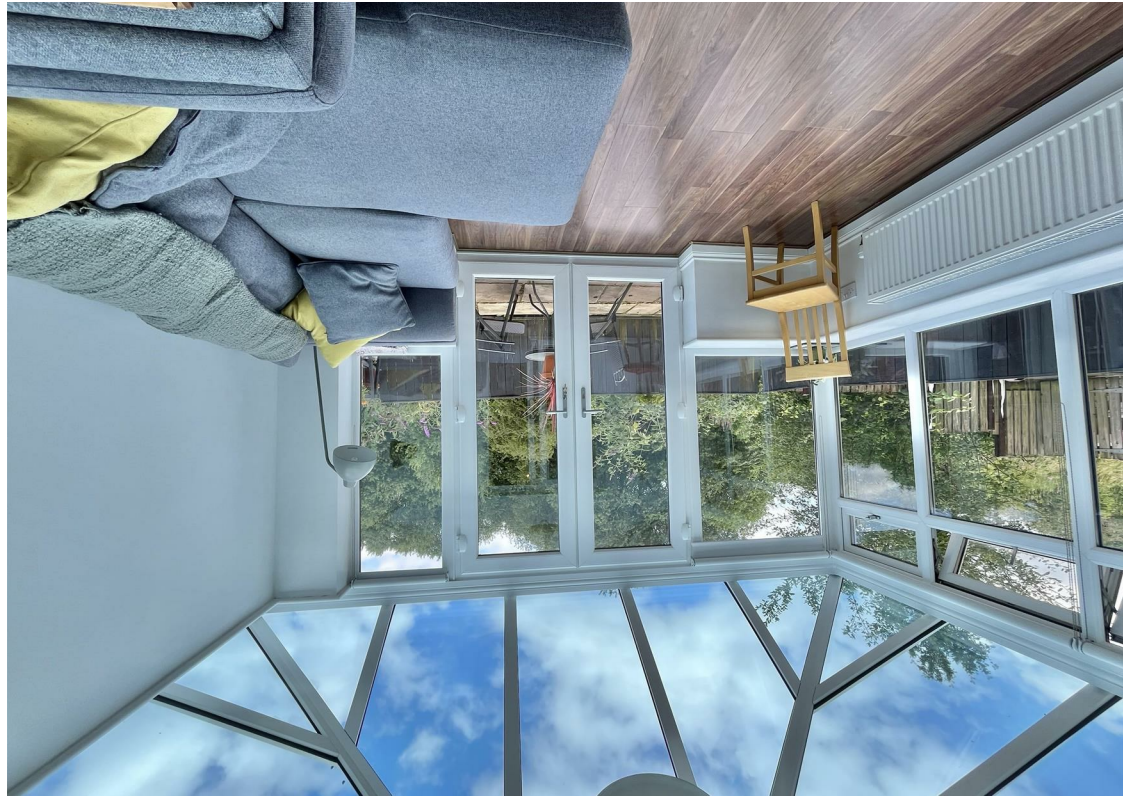




**jordanfishwick**

65 QUEEN STREET GLOSSOP SK13 8EL  
**£245,000**



65 QUEEN STREET GLOSSOP SK13 8EL

A modern, 2013 built, mid terraced house, offering living space arranged over three floors, enjoying a wooded backdrop, whilst located in central Glossop just a short walk from the town centre and railway station. Briefly comprising an entrance hallway, downstairs wc, fitted kitchen with appliances, lounge and conservatory. Upstairs there are two double bedrooms, a bathroom with shower cubicle and a third double bedroom in the attic space with an en-suite shower room. Parking space and low maintenance flagged rear garden area. Energy Rating C

Directions

From our office on High Street West proceed in a Westerly direction and at the second set of traffic lights turn left into Queen Street, and the property can be found on the right hand side identified by our Jordan Fishwick for sale board.

GROUND FLOOR

Entrance Hallway

Double glazed front door, laminate wood flooring, spindled stairs leading to the first floor, understairs storage and plumbing for an automatic washing machine, opening to the kitchen and doors to:

Downstairs Wc

A white close coupled wc, matching wash hand basin with mixer tap and chrome finish towel radiator.

Kitchen

11'7 x 6'10  
A range of fitted kitchen units including base cupboards and drawers, integrated slim-line dishwasher, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards, ideal gas fired combination boiler and central heating radiator, double glazed front sash window and laminate wood flooring.

Lounge

13'4 x 12'9 (max meas)  
Central heating radiator, two wall light points, tv aerial point and pvc double glazed patio doors leading through to:

Conservatory

11'7 x 8'8  
Pvc double glazed windows and doors leading out to the rear garden, central heating radiator and laminate wood flooring.

FIRST FLOOR

Landing

Spindled balustrade and return stairs leading to the second floor, doors to:

Bedroom One

10'5" x 9'4" (plus wardrobes) plus 6'3" x 4'5"  
Two double glazed front sash windows, two central heating radiators, fitted wardrobes with sliding doors and matching dressing table.

Bedroom Two

12'10 x 10'6 (max) 9'2 (min)  
Double glazed rear window and central heating radiator.

Bathroom

A white four piece suite including a panelled bath, pedestal wash hand basin, close coupled wc and shower cubicle, white towel radiator and double glazed rear window.

SECOND FLOOR

Bedroom Three

14'0 x 10'7 (plus recess)  
Two double glazed Velux skylight windows, central heating radiator, eaves storage and door to:

En-Suite Shower Room

Shower cubicle, pedestal wash hand basin and close coupled wc, extractor fan.

OUTSIDE

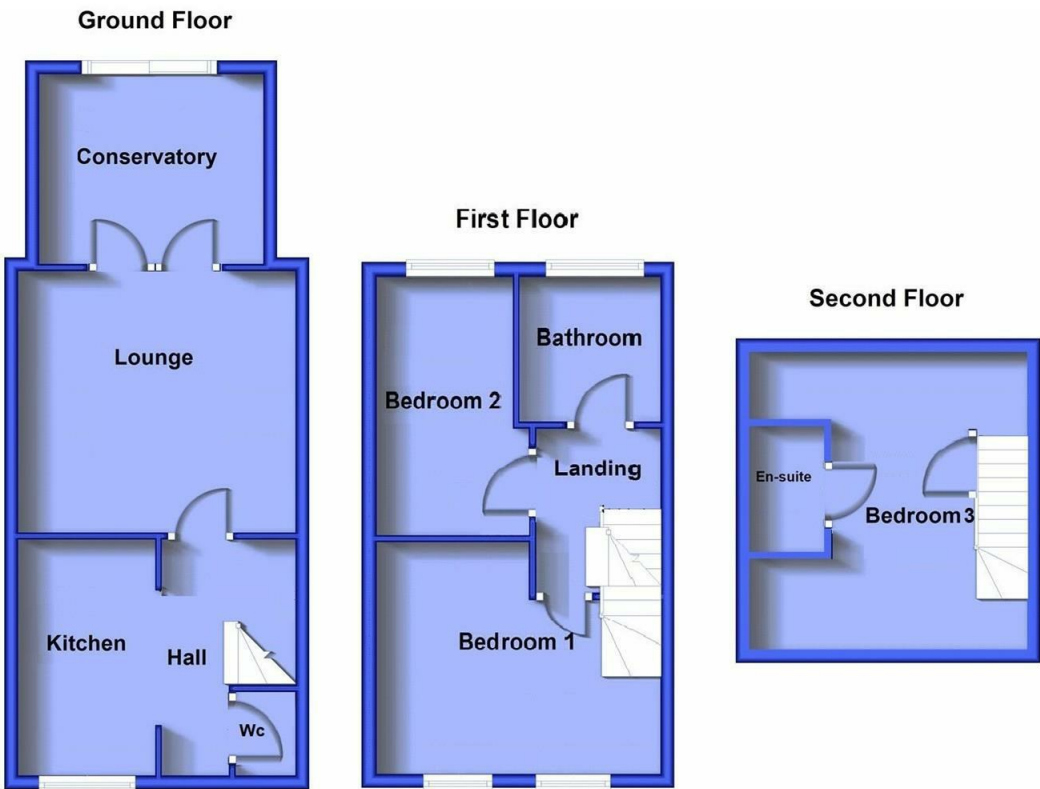
Gardens

The property has a front driveway and gated ginnel access to the flagged patio garden at the rear.

Our ref: Cms/cms/0707/25

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                                   |                         |           |
| (69-80) C                                   | 70                      | 80        |
| (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 |           |