



2 Elm Grove, Glossop, Derbyshire, SK13 7BN

** SEE OUR VIDEO TOUR ** Located within a prime residential area, just around the corner from the local primary school, swimming baths and Howard Park, an immaculately presented detached family house offering extended living space with an attached garage and gardens. This late 1960's built property briefly comprises of an entrance hall, a 19ft lounge at the front, a contemporary through dining room and kitchen with bi-fold doors and Granite tops, a utility room with integrated appliances and a downstairs wc. There are two ground floor bedrooms, one with an en-suite shower room and then upstairs there are two further bedrooms and a refitted shower room. Energy Rating

£550,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Entrance Hall

Pvc double glazed side door, understairs cupboard, oak flooring, central heating radiator, turning stairs to the first floor and doors leading off to:

Lounge

19'6 x 11'11

Large pvc double glazed front window, central heating radiator and Oak flooring.

Dining Room

12'1 x 11'11

Double glazed Bi-Fold opening doors leading out to the rear garden, central heating radiator and opening through to:

Kitchen

11'5 (max) x 10'5

A range of fitted kitchen units finished in gloss white and including base cupboards and drawers, Electric oven, polished Granite work tops over with an inset coloured single drainer sink unit and mixer tap, induction hob and filter hood, pvc double glazed side window and door leading through to:

Utility Room

Fitted high gloss white units housing the automatic washing machine, dryer and dishwasher, microwave, Belfast type sink, pvc double glazed rear window and external rear door, door to:

Downstairs Wc

A white close coupled wc, pvc double glazed rear window and central heating radiator.

Master Bedroom

11'11 x 10'5

Pvc double glazed rear window, central heating radiator, fitted wardrobes and door to:

En-Suite Shower Room

Shower cubicle, wash hand basin with vanity unit and mixer tap, close coupled wc, towel radiator and pvc double glazed side window.

Bedroom Three

11'6 x 10'5

Pvc double glazed front window, central heating radiator and Oak flooring.

FIRST FLOOR

Landing

Pvc double glazed side window and doors leading off to:

Bedroom Two

16'10 x 12'0 (to robes)

Dual aspect with pvc double glazed front dormer and side windows, central heating radiator and fitted wardrobes.

Bedroom Four

10'7 x 6'6

Pvc double glazed front dormer window and central heating radiator.

Shower Room

A modern suite including a walk-in shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, polished chrome towel radiator and pvc double glazed window.

OUTSIDE

Integral Garage

Up and over door, power and light.

Gardens

The property has a front garden with a lawn and flower beds, driveway and enclosed rear garden with a sheltered patio area and raised lawn.

Our ref : Cms/cms/0211/26

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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