

**Jordan J fishwick**

23 CHARLESTOWN GLOSSOP SK13 8LF  
£230,000

## 23 CHARLESTOWN GLOSSOP SK13 8LF

\*\* SEE OUR VIDEO TOUR \*\* With living space arranged over three floors, this well presented stone built mid terraced house, enjoys a backwater location, on the fringe of Glossop town centre, bordering the High Peak countryside and is guaranteed to impress. Briefly comprising of a front living room, fitted breakfast kitchen with appliances, useful cellar, a first floor main bedroom and luxury bathroom with freestanding bath and separate shower cubicle and then on the top floor, there are two attic rooms. Enclosed rear garden with garden store and off road parking for two cars. Energy Rating D

### GROUND FLOOR

#### Living Room

14'0 x 12'7 (less chimney breast)  
Pvc front door and pvc double glazed front window, central heating radiator, electric pebble effect fire and door leading through to:

#### Kitchen

10'0 x 9'10  
A range of fitted shaker style kitchen units including base cupboards and drawers, built-in electric oven, integrated washing machine and dishwasher, work tops over with an inset coloured one and half bowl single drainer sink unit and mixer tap, gas hob and filter hood over, matching wall cupboards with pelmet lighting, breakfast bar and central heating radiator, door and steps leading down to the cellar, pvc double glazed rear window and external stable type door, turning stairs leading to:

### FIRST FLOOR

#### Landing

Door and stairs leading to the attic rooms, doors leading off to:

#### Bedroom One

14'1 x 12'9 (less chimney breast)  
Pvc double glazed front window and central heating radiator.

#### Bathroom

A white four piece suite including a freestanding bath with mixer tap and shower attachment, corner shower cubicle, floating wash hand basin with mixer tap and wc, chrome finish towel radiator and pvc double glazed rear window.

### SECOND FLOOR

#### Attic Room One

12'8 (max less chimney breast) x 8'1 (plus eaves)  
Double glazed skylight window and central heating radiator.

#### Attic Room Two

10'0 x 8'6 (plus eaves)  
Pvc double glazed rear dormer window and central heating radiator.

### OUTSIDE

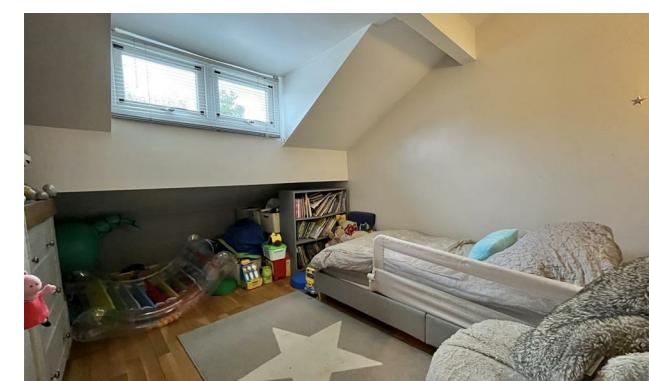
#### Garden & Parking

The property has an enclosed, low,, maintenance rear garden with a garden store and off road parking for two cars.

Our Ref: Cms/cms/0114/26

#### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		