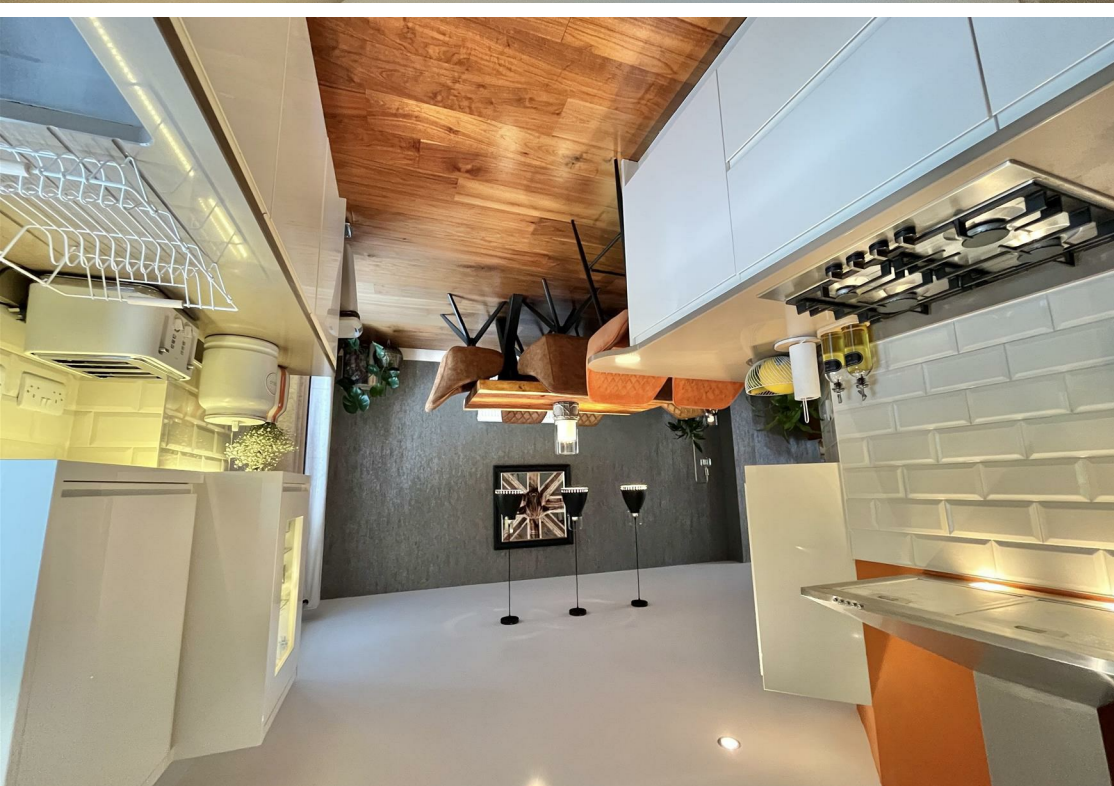




jordanfishwick

4 GLOSSOP BROOK VIEW GLOSSOP SK13 8BF
Offers Over £395,000

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**** SEE OUR VIDEO TOUR **** Forming part of the recently completed Glossop Brook Development, built by Rydale Homes within the Howard Town Conservation Area and tucked away in the heart of the town centre, just a short walk from the railway station, which offers a direct line into Manchester City centre. The stylish town town house offers living space arranged over three floor and includes a front porch, entrance hall, utility room and shower room on the ground floor, upstairs there is a fitted open plan kitchen with integrated appliances and quartz tops, dining area and lounge with patio doors leading out to a raised decked area and the enclosed rear garden. On the top floor there is a master bedroom with fitted furniture and an en-suite shower room, two further bedrooms and the family bathroom. Carport and garage. Energy Rating B

GROUND FLOOR

Front Porch
Tiled floor and solid wood front door to:

Entrance Hall
Stairs leading to the first floor with handleless fitted storage under, central heating radiator, double glazed window and doors to:

Shower Room
Upgraded with a shower cubicle and corner close coupled wc, chrome finish towel radiator and extractor fan.

Utility Room
9'10 x 7'7
Fitted wall and base cupboards, plumbing for an automatic washing machine, wood block effect work tops with an inset single drainer stainless steel sink and mixer tap, central heating radiator, double glazed rear window and external rear door.

FIRST FLOOR

Landing
Spindled balustrade and double opening doors leading to:

Lounge
17'10 x 12'4 (max)
Double glazed rear window and patio doors leading out to the raised decked area and rear garden, central heating radiator and opening through to:

Dining Area
1710 x 10'6
Double glazed front window, central heating radiator and opening to:

Kitchen Area
7'8 x 7'1
A range of fitted handle less kitchen units finished in high gloss white and including base cupboards and drawers, integrated fridge, freezer and dishwasher, polished Quartz tops and breakfast bar with an inset stainless steel sink and mixer tap, pan drawers, pelmet lighting, split-level Bosch electric oven, microwave and gas hob with extractor hood over, double glazed front window.

SECOND FLOOR

Landing
Spindled balustrade, central heating radiator, airing cupboard and doors leading off to:

Master Bedroom
10'8 (max) x 9'10 (less robes)
Fitted wardrobe and bedside drawers, over bed cupboards, central heating radiator and double glazed front window, door to:

En-Suite Shower Room
Upgraded with a shower cubicle and fitted vanity unit with white wash hand basin, mixer tap and low level wc, chrome finish towel radiator.

Bedroom Two
11'5 x 8'9
Central heating radiator and double glazed rear window.

Bedroom Three
9'8 x 8'8 (plus recess)
Central heating radiator and double glazed rear window.

Bathroom
Upgraded white three piece suite including an oval bath with mixer tap, vanity unit with wash hand basin, mixer tap and low level wc, chrome finish towel radiator and double glazed front window.

OUTSIDE

Carport & Garage
17'10 (max) x 9'10 & 22'2 x 9'2
Cobbled carport with gas and electric meter cupboards, up and over door to the garage which has power, light and double glazed personnel door out to the rear garden.

Gardens
The property has an enclosed private rear garden including a lawn and raised flower beds with sleepers. Gate and access out to Jubilee Close.

Our ref: Cms/cms/ 0817/26

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.

Service Charge
Service Charge applicable - £300 PA (inc) Maintenance to private road, Gardener once a month, liability insurance



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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