



**jordan fishwick**

117 PIKES LANE GLOSSOP SK13 8EH

£200,000

## 117 PIKES LANE GLOSSOP SK13 8EH

**\*\* SEE OUR VIDEO TOUR \*\*** Don't Miss Out call NOW to arrange your viewing! A well presented stone built end terraced house in central Glossop, well presented throughout and offered for sale with No Onward Chain. Briefly comprising front lounge, modern dining kitchen, two first floor bedrooms and a bathroom. Walled frontage and enclosed South Westerly facing rear garden with garden store. Energy Rating D

### GROUND FLOOR

#### Lounge

13'05 x 13;06

Pvc double glazed front door and front window, central heating radiator, feature fireplace, door through to:

#### Dining Kitchen

12'01 x 13'07

A range of fitted kitchen units finished in high gloss grey and including base cupboards and drawers, plumbing for an automatic washing machine and slimline dishwasher, electric cooker point, work tops over with inset coloured sink unit and mixer tap, matching wall cupboards, understairs cupboard, designer central heating radiator, pvc double glazed rear window and stable type external rear door, turning stairs leading to :

### FIRST FLOOR

#### Landing

#### Bedroom One

13'07 x 13'08

Pvc double glazed front window, central heating radiator and cast iron fireplace.

#### Bedroom Two

5'06 x 12'01

Pvc double glazed rear window, central heating radiator and laminate wood flooring.

#### Bathroom

A white panelled bath, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

### OUTSIDE

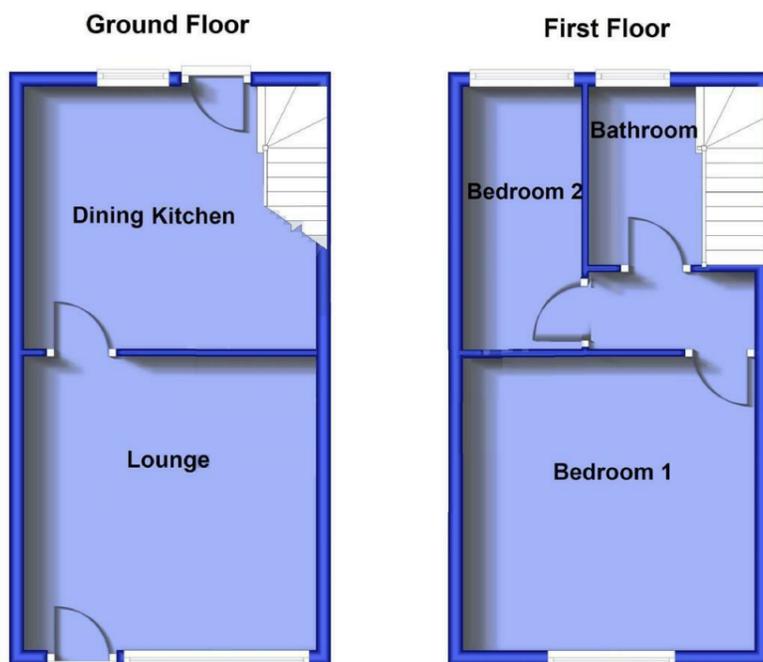
#### Gardens & Garden Store

The property enjoys a corner position with a walled frontage and enclosed rear garden with a patio area, lawn and garden store.

Our ref : Cms/cms/0912/25

### 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			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	