



FOR SALE
Jordan Fishwick
01274 810000

26023

jordan fishwick

12 Wisteria Way, Glossop, Derbyshire, SK13 7ER

**** SEE OUR VIDEO TOUR **** A 2017 Taylor Wimpey built semi-detached family home, offering living space arranged over three floors and forming part of the popular Laurel View development. Briefly comprising an entrance hall, 17 ft fitted dining kitchen with integrated appliances, downstairs wc, lounge with wood burning stove and patio doors, two first floor bedrooms, the main bathroom and then on the top floor, an attic bedroom with dressing area and en-suite shower room. Gas central heating, pvc double glazing, enclosed garden and off road parking for two cars. Energy Rating B

£335,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Entrance Hallway

Double glazed composite front door, central heating radiator, stairs leading to the first floor and door to:

Dining Kitchen

17'3 x 10'7 (plus understairs recess)

A range of fitted kitchen units finished in grey and including base cupboards and drawers, built-in electric oven, plumbing for an automatic washing machine, work tops over and inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob and filter hood, integrated fridge/freezer, matching wall cupboards with pelmet lighting, Logic gas fired combination boiler, pvc double glazed front window, central heating radiator and doors leading to:

Downstairs Wc

A white close coupled wc and corner wash hand basin with mixer tap, central heating radiator.

Lounge

13'11 x 11'3

Pvc double glazed patio doors leading out to the rear garden, wood burning stove and central heating radiator.

FIRST FLOOR

Landing

Spindled balustrade, central heating radiator, pvc double glazed front window, return staircase leading to the attic bedroom and doors leading off to:

Bedroom Two

13'11 x 11'4 (less robe)

Pvc double glazed rear window, central heating radiator and built-in wardrobe.

Bedroom Three

10'9 x 7'1

Pvc double glazed rear window and central heating radiator

Bathroom

A white three piece suite including a panelled bath with mixer tap, shower over and shower screen, half pedestal wash hand basin and close coupled wc, central heating radiator.

SECOND FLOOR

Landing

Master Bedroom

11'3 x 10'4 plus 9'0 x 9'0 (max meas)

Twin Velux double glazed skylight windows, central heating radiator, access to the remaining loft space, door to:

En-Suite Shower Room

A white suite including a shower cubicle with Aqualisa electric shower, , half pedestal wash hand basin and close coupled wc, chrome finish towel radiator and Velux double glazed skylight window.

OUTSIDE

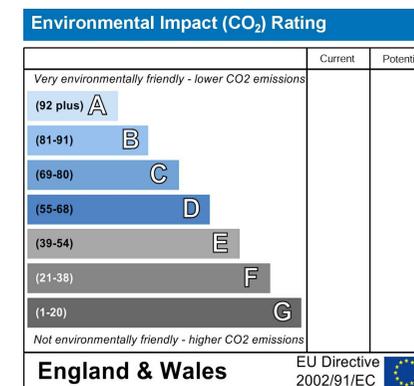
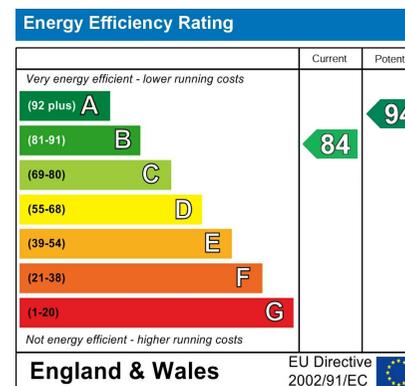
Gardens

There is off road parking for two cars at the front of the property and an enclosed low maintenance rear garden with a patio area and artificial lawn.

Our ref: Cms/cms/0210/26

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.
 Made with Metropix ©2020



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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

01457 858888

glossop@jordanfishwick.co.uk
 www.jordanfishwick.co.uk

