



9 Samuel Wood Close, Glossop, Derbyshire, SK13 8EZ

**** 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 at the head of a cul-de-sac, only a short walk from the town centre and railway station which offers a direct line to Manchester City Centre. This spacious first floor apartment is offered for sale with No Onward Chain, would be ideal for any First Time Buyers and briefly comprises of an entrance hall, a 19ft living room which opens to the fitted kitchen with Quartz tops and integrated appliances, two Bedrooms and a shower room. Allocated Parking. Residual 5 year Checkmate builders insurance backed warranty. Energy Rating B

£210,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Entrance Hallway

Entry phone access, spindled stairs leading to:

FIRST FLOOR

Entrance Hall

Central heating radiator, cloaks cupboard and doors leading off to:

Living Room

19'10 x 10'9

Pvc double glazed front window, central heating radiator and opening through to:

Kitchen

9'6 x 8'8

A range of fitted handleless cupboards finished in grey and including base cupboards and drawers, plumbing for an automatic washing machine, integrated dishwasher, electric oven, white Quartz work tops over with an inset stainless steel sink and mixer tap, integrated fridge freezer, gas hob and filter hood, matching wall cupboards with pelmet lighting, microwave, Ideal Logic gas fired combination boiler and pvc double glazed rear window.

Bedroom One

13'5 x 8'9 (max meas)

Pvc double glazed rear window, central heating radiator and door to the shower room.

Bedroom Two

10'11 x 8'8

Pvc double glazed front window and central heating radiator.

Shower Room

Walk in Shower, wash hand basin with mixer tap and vanity unit, low level wc, chrome finish towel radiator and pvc double glazed rear window.

OUTSIDE

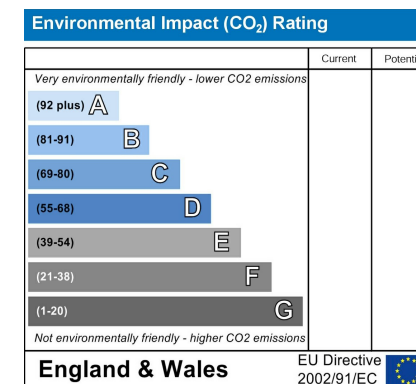
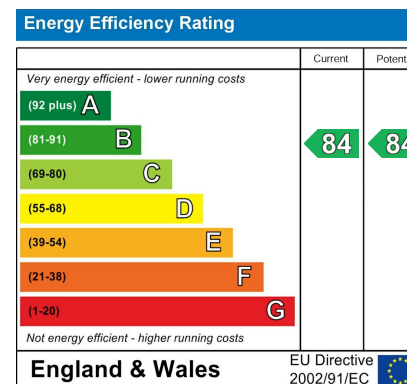
Allocated Paking

The apartment has an allocated parking space at the front of the building.

Our ref: Cms/cms/0731/26

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.





GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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