



**jordan fishwick**

2 TURNLEE CLOSE GLOSSOP SK13 6XB

**£245,000**

## 2 TURNLEE CLOSE GLOSSOP SK13 6XB

Enjoying a cul-de-sac location and with scope for some further updating and improvement, a modern mid terraced house, with off road parking and South Westerly facing rear garden. Offered for sale with No Onward Chain, the property briefly comprises on the ground floor, an entrance hall, three bedrooms and bathroom, whilst upstairs there is an open plan, L-shaped lounge and dining area which leads through to the kitchen. Gas central heating and pvc double glazing. Energy Rating

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, central heating radiator, turning stairs leading to the first floor, understairs cupboard, doors leading off to:

#### Bedroom One

12'10 x 7'9

Pvc double glazed rear window and central heating radiator.

#### Bedroom Two

8'10 x 7'6

Pvc double glazed front window and central heating radiator.

#### Bedroom Three

7'10 x 7'0

Pvc double glazed patio door leading out to the rear garden and central heating radiator.

#### Bathroom

A white suite including a panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator and pvc double glazed front window.

### FIRST FLOOR

#### Lounge

17'1 x 12'10 (less stairs)

Two pvc double glazed front windows, central heating radiator, feature cast iron fireplace and archway through to:

#### Dining Area

8'1 x 7'7

Pvc double glazed rear window, central heating radiator and door to:

#### Kitchen

8'10 x 7'7

A range of fitted kitchen units including base cupboards

and drawers, built-in electric oven, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit, gas cooker point, matching wall cupboards, Worcester gas fired condensing boiler and pvc double glazed rear window.

### OUTSIDE

#### Gardens

The property has a front lawn, a double length driveway and an enclosed, sunny South Westerly facing rear garden.

Our ref: Cms/cms/0424/26

#### 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	