



**jordanfishwick**

5 SMITHY FOLD GLOSSOP SK13 8DD  
£95,000



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Enjoying a central Glossop location next to the popular Howard Town Mill development and offering loft style living, a spacious duplex apartment ideal for the first time buyer or buy to let investor with pvc double glazing and gas central heating. Occupying the top two floors of the building, the flat briefly comprising, kitchen, inner hallway, living room with feature fireplace, a third bedroom and wash room, two attic bedrooms, one with patio doors and balcony, the other with an en-suite bathroom. No Onward Chain. Energy Rating D

Directions

From our office on High Street West, proceed in an Easterly direction through the central traffic lights and Smithy Fold is on the right hand side. You will need to travel on foot, at the side of the cycle shop, past the Glossop Craft Centre and under the ginnel and through the wooden gate. Proceed up the largest set of iron stairs to Number 5.

LOWER FLOOR

Kitchen

11'11 (max) 10'5 (min) x 9'0  
Pvc double glazed front door, pine fronted kitchen units, electric double oven and gas hob, white enamelled sink with mixer tap, plumbing for an automatic washing machine, Worcester gas fired combination boiler and radiator, Pvc double glazed window and steps up to:

Inner Hallway

Return spindled stairs with central heating radiator leading up to the attic bedrooms, doors leading off to:

Wash Room

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

Bedroom Three

11'2 x 6'7 (max) plus 5'3 x 5'0  
L-shaped room with pvc double glazed window an central heating radiator.

Living Room

15'6 x 14'6 (max)  
Pvc double glazed windows, period fireplace, central heating radiator, deep understairs storage cupboard and electric meter.

UPPER FLOOR

Landing

Attic Bedroom One

14'5 x 9'7 (max) plus 7'3 x 5'9  
L-shaped room with a pvc double glazed window, central heating radiator and door to:

En-Suite Bathroom

A white suite including a panelled bath with mixer tap and shower attachment,, wash hand basin with vanity unit and close coupled wc, chrome finish towel radiator

Attic Bedroom Two

14'7 (max) x 11'2  
Dormer with pvc double glazed patio doors and balcony, central heating radiator.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission on the statements. This plan is for illustrative purposes only and should not 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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