



**jordan fishwick**

5 ASHTON GARDENS GLOSSOP SK13 8HX

£259,950

## 5 ASHTON GARDENS GLOSSOP SK13 8HX

Enjoying a cul-de-sac position and with a private Southerly facing rear garden, a modern mid terraced house, only recently refurbished and now offered for sale with No Onward Chain. Briefly the living space includes an entrance hall, a spacious 24ft through lounge and dining area, kitchen with cooker, three first floor bedrooms and a bathroom with shower. Electric heating, pvc double glazing, off road parking and rear garden with covered decked area. Energy Rating

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, electric storage heater, stairs leading to the first floor and door to;

#### Through Lounge & Dining Area

24'3 (max into bay) x 9'7 ( 13'9 max)

Pvc double glazed front bay window, feature fireplace, understairs cupboard, laminate wood flooring, electric storage heater, pvc double glazed patio doors leading out to the rear garden and door to:

#### Kitchen

9'9 x 6'1

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker, work tops over with an inset single drainer stainless steel sink unit and mixer tap, wall cupboards and filter hood, pvc double glazed external rear door.

### FIRST FLOOR

#### Landing

Access to the loft space and doors leading off to;

#### Bedroom One

10'9 x 10'5

Pvc double glazed front window and electric wall heater.

#### Bedroom Two

10'6 x 7'9 (plus door recess)

Pvc double glazed rear window, electric wall heater, built-in wardrobes and storage cupboard.

#### Bedroom Three

7'3 x 6'0 (less bulkhead)

Pvc double glazed front window and electric wall heater.

#### Bathroom

A white suite including a panelled bath with mixer tap,

pedestal wash hand basin and close coupled wc, electric wall heater and pvc double glazed rear window.

### OUTSIDE

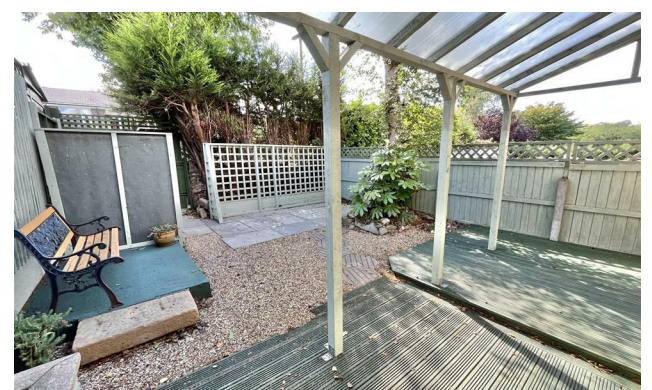
#### Gardens

There is off road parking space for upto three cars on the front and an enclosed rear garden with a covered decked area and facing a sunny Southerly aspect.

Our ref: Cmc/cms/0922/25

### 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			
(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	