
46
jordan fishwick

# 46 Cliffe Road, Glossop, Derbyshire, SK13 8NY

A brick built, end terraced house, located at the top of Whifield and on the doorstep of the beautiful High Peak countryside, now offered for sale with No Onward Chain. The property which was refurbished only seven years ago, is guaranteed to be of interest to anyone looking to buy their first home. Briefly including an entrance hallway, front lounge, a dining kitchen with oven and hob, two first floor double bedrooms and a bathroom with shower. Front and rear gardens with garden store. All only a short distance from Glossop town centre and railway station. Energy Rating C

## £195,000

**Viewing arrangements**
**Viewing strictly by appointment through the agent**
**44 High Street West, Glossop, Derbyshire, SK13 8BH  01457 858888**

## GROUND FLOOR

### Entrance Hall
Pvc double glazed front door, central heating radiator, laminate wood flooring, stairs leading to the first floor and door to:

### Lounge
12'9 x 12'5 (less chimney breast)
Pvc double glazed front window, central heating radiator, laminate wood flooring, understairs cupboards housing the gas fired combination boiler and door to:

### Dining Kitchen
15'9 x 8'0
Two pvc double glazed rear windows, central heating radiator, laminate wood flooring and a range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, wood block effect work tops and inset white enamelled sink unit with mixer tap, ceramic hob with filter hood over, matching wall cupboards and pvc external rear door.

## FIRST FLOOR

### Landing
Access to the loft space.

### Bedroom One
12'11 x 8'10 (plus recess)
Two pvc double glazed front windows and central heating radiator.

## Bedroom Two
12'6 x 9'6 (less cupboard)
Pvc double glazed rear window, central heating radiator and storage cupboard.

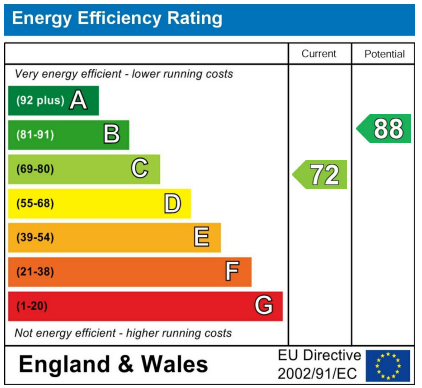
## Bathroom
A modern white three piece suite including a panelled bath with mixer tap, shower over and shower screen, rectangular wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

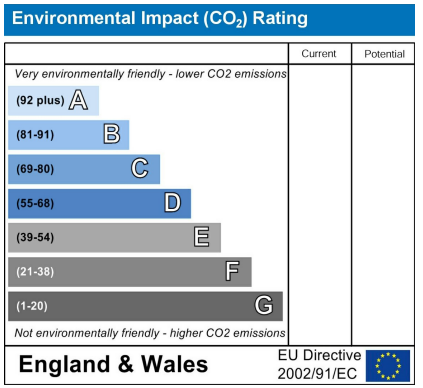
## OUTSIDE

## Garden
The property has a front garden and a rear garden with garden store.

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## 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.



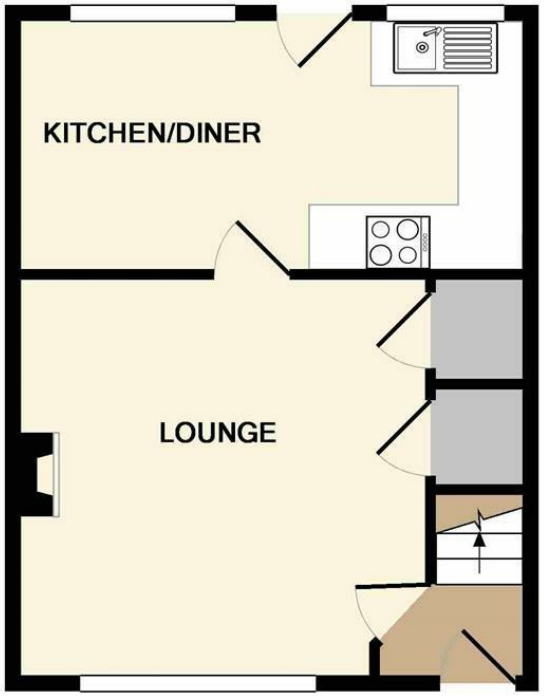

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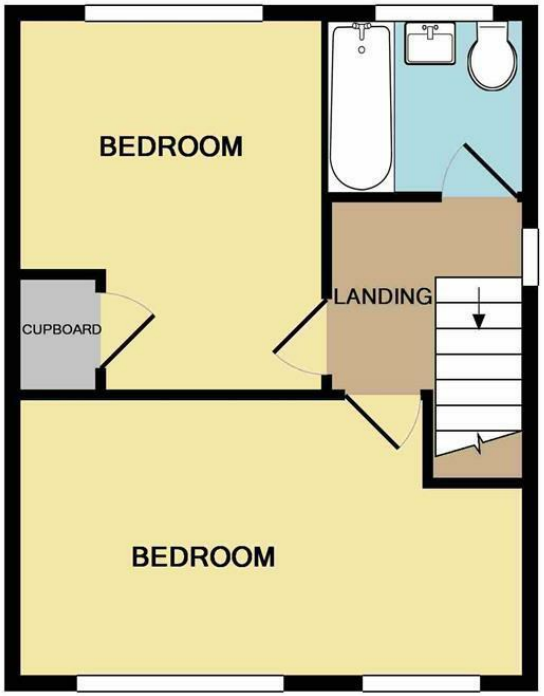











GROUND FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 323 SQ.FT.
(30.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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