



# 41 Kinderlee Mill South, Kinderlee Way, Chisworth, Glossop, Derbyshire, SK13 5DB

Hidden away and nestling in wooded surroundings, we are pleased to offer the opportunity to purchase one of the larger apartments, with almost 1105 sqft of living space, within the newer build South mill, forming part of the Kinderlee Mill development in popular Chisworth. This spacious second floor apartment includes an entrance hallway leading to the generous living room which has a Juliet Balcony taking full advantage of the Westerly aspect, a fitted kitchen with appliances, laundry room with wc and two double bedrooms both with their own en-suite shower rooms. Electric central heating, double glazing, lift and allocated parking space at the front of the building. Contemporary living within this magnificent rural setting surrounded by open countryside. NO ONWARD CHAIN. Energy Rating B

## £210,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Directions

From our office on High Street West continue in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and on into Charlesworth where the road changes to Marple Road. Proceed down the hill and into Chisworth. Just after the road bends to the right turn right onto Kinderlee Way and follow the road down to the mill.

### GROUND FLOOR

#### Communal Entrance

Key code entry, stairway and lift to all floors.

### SECOND FLOOR

#### Entrance Hall

Central Heating radiator, double glazed rear window and doors leading off to:

#### Laundry/Wc

Plumbing for an automatic washing machine, white close coupled wc and pedestal wash hand basin, central heating radiator and double glazed rear window.

#### Living Room

20'4" x 15'10"

Double glazed side window and door with Juliet balcony enjoying the Westerly aspect, two central heating radiators, tv aerial point and door to:

#### Kitchen

16'0" x 9'11"

A range of fitted kitchen units including base cupboards and drawers, integrated dishwasher, work tops over with an inset single drainer one and a half bowl stainless steel sink unit and mixer tap, split-level electric oven and ceramic hob with filter hood over,

matching wall cupboards, integrated fridge freezer, double glazed side window, boiler cupboard and central heating radiator.

### Bedroom One

13'9" x 11'7" (plus door recess)

Two double glazed side windows, central heating radiator and door to:

### En-Suite Shower Room

A white suite including a shower cubicle, close coupled wc and pedestal wash hand basin with mixer tap, chrome finish towel radiator.

### Bedroom Two

15'2" x 8'9" (min) 10'11" (max)

Double glazed side window, central heating radiator and door to:

### En-suite Shower Room

A white suite including a shower cubicle, close coupled wc and pedestal wash hand basin with mixer tap, chrome finish towel radiator.

## OUTSIDE

### Allocated Parking & Communal Grounds

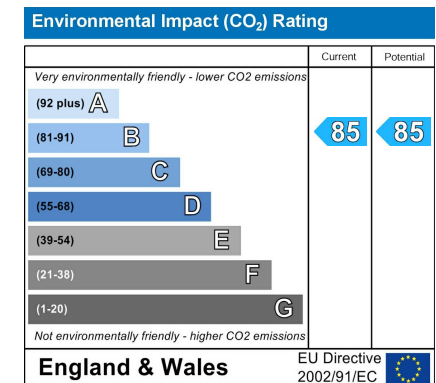
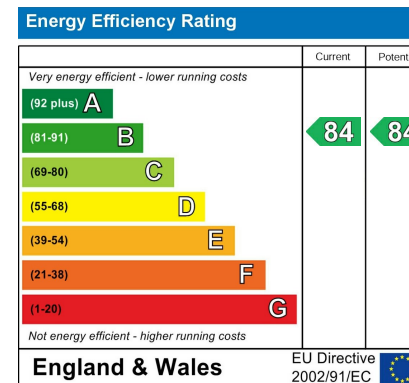
### Service Charge

A service charge applies and details are available on request.

Our Ref: Cms/cms/0312/25

### Agents Notes - HMRC Directive

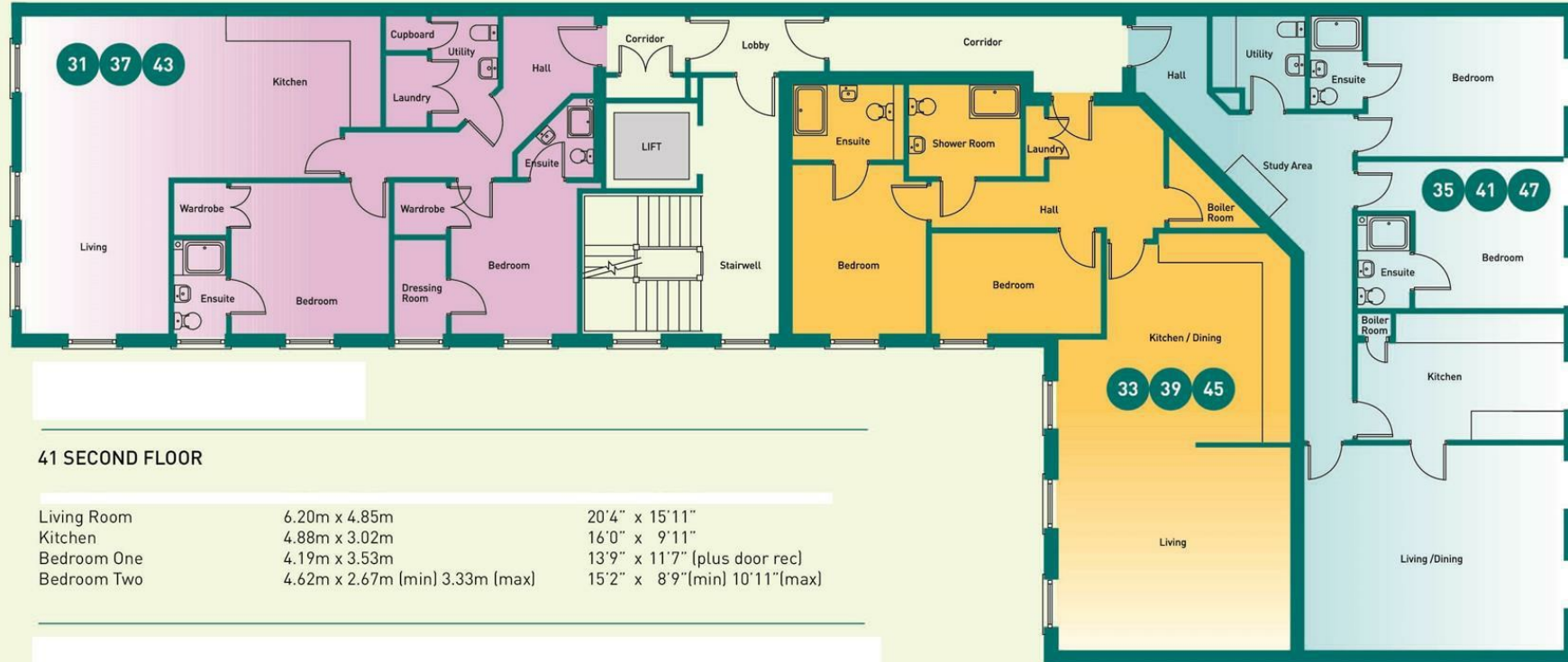
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# first, second, third floor

# Kinderlee Mill South



## 41 SECOND FLOOR

Living Room	6.20m x 4.85m	20'4" x 15'11"
Kitchen	4.88m x 3.02m	16'0" x 9'11"
Bedroom One	4.19m x 3.53m	13'9" x 11'7" (plus door rec)
Bedroom Two	4.62m x 2.67m (min) 3.33m (max)	15'2" x 8'9" (min) 10'11" (max)



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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