



**jordan fishwick**

10 WARDLOW WALK GAMESLEY GLOSSOP SK13 0BL

£186,500

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Located on the outer edge of the estate and offering extended living space, this end terraced house has scope for some further improvement and is offered for sale with No Onward Chain. Briefly the property comprises of an enclosed front porch, entrance hall, an 18ft living room and sun room extension with patio doors, a fitted kitchen and downstairs shower room. Upstairs there are three bedrooms and a modern bathroom. Approx 80ft Rear Garden. Energy rating C

### GROUND FLOOR

#### Enclosed Front Porch

Pvc double glazed front door and windows, door leading through to:

#### Entrance Hall

Electric and gas meter cupboard, central heating radiator, doors to:

#### Living Room

18'9 x 12'8  
Pvc double glazed rear window and patio doors leading out to the side decked area, central heating radiator and opening through to:

#### Sun Room

10'0 x 8'6  
Pvc double glazed window and patio doors, central heating radiator and downlighters.

#### Kitchen

11'8 x 8'3  
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, work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob and filter hood over, matching wall cupboards, tiled floor and pvc double glazed front window.

#### Shower Room

Shower cubicle, pedestal wash hand basin and close coupled wc, central heating radiator.

### FIRST FLOOR

#### Landing

Cupboard housing the Vaillant gas fired combination boiler and door leading off to:

#### Bedroom One

12'10 (max) x 10'4  
Pvc double glazed rear window and central heating radiator.

#### Bedroom Two

13'9 x 8'3  
Pvc double glazed rear window and central heating radiator.

#### Bedroom Three

10'8 x 8'3  
Pvc double glazed front window and central heating radiator, access to the loft space.

#### Bathroom

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

### OUTSIDE

#### Gardens

The property has a covered decked area at the side with a summerhouse/shed and the rear garden has patio area and extends to approximately 80ft in length.

Our ref : Cms/cms/0114/26

#### 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.



Whilst every attempt has been made to ensure the accuracy of the description 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 is given to their operability or efficiency can be given. Made with Metropac 10006

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	