



**jordan fishwick**

8 HOB HILL MEADOWS GLOSSOP SK13 8LW

£277,000

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**\*\* SEE OUR VIDEO TOUR \*\*** Part of a select development constructed by Loxley Homes in 1999, all adjoining open fields on the outskirts of Glossop, this stone built mid cottage of character briefly comprises of an entrance vestibule, front lounge, a fitted dining kitchen, three first floor bedrooms, the master with its own en-suite shower room and the main bathroom. Gas central heating, double glazing, parking for two cars and private decked garden. Energy Rating

### Directions

From our office on High Street West proceed to the central traffic lights at Norfolk Square and turn right into Victoria Street. Follow the road round into Charlestown Road, turn left into Whitfield Avenue and at the top left into Hague Street. Turn almost immediately right into Hob Hill Meadows, follow the road round and the property is on the right hand side.

### GROUND FLOOR

#### Entrance Vestibule

Front door, gas and electric meter cupboard, door to :

#### Lounge

15'1" x 14'1"

Double glazed front window, central heating radiator, stairs to the first floor and exposed beams, telephone and tv aerial points, door leading through to :

#### Dining Kitchen

15'1" x 10'0"

A cottage style kitchen with a range of re-fitted base cupboards and drawers finished in cream, work surfaces over with an inset one a half bowl single drainer sink unit and mixer tap, matching wall cupboards, recess for a gas range cooker, recess for a fridge freezer, plumbing for a dishwasher and automatic washing machine, Worcester gas fired central heating boiler and radiator, double glazed rear window, external rear door and stone flagged effect floor.

### FIRST FLOOR

#### Landing

#### Bedroom One

13'1" x 8'5"

Double glazed front window and central heating radiator.

#### En-Suite Shower Room

Refitted white suite including a shower cubicle, wash

hand basin with mixer tap and vanity unit, close coupled wc, central heating radiator and double glazed window.

#### Bedroom Two

10'10" x 8'6"

Double glazed rear window with views to Glossop and central heating radiator.

#### Bedroom Three

7'6" x 7'5"

Double glazed rear window, central heating radiator, loft access with drop down ladder.

#### Bathroom

Refitted with a white three piece suite comprising of a panelled bath with shower over and shower screen, wash hand basin with mixer tap and vanity unit, low level, central heating radiator and extractor fan.

### OUTSIDE

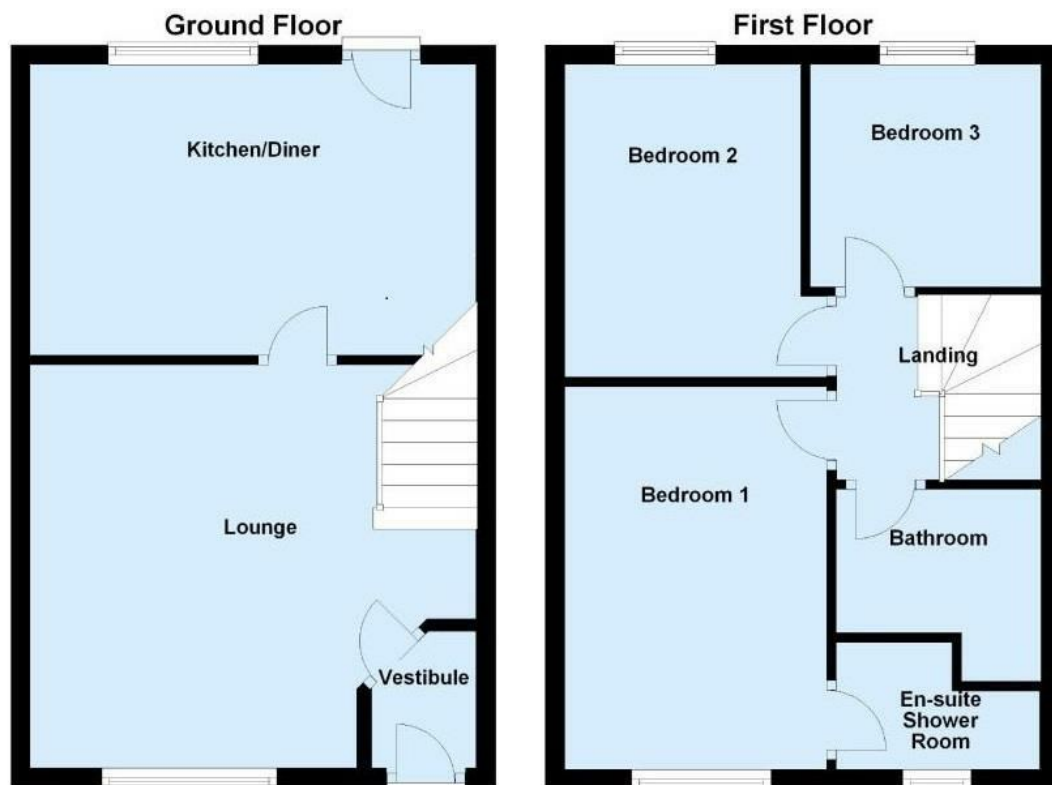
#### Gardens & Parking

At the front of the property there is allocated parking space for two cars, whilst the rear garden enjoys a good degree of privacy with a raised decked area.

Our ref:Cms/cms/0424/23

#### 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	74	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	