



jordanfishwick

2 HURST WATERWORKS SHEFFIELD ROAD GLOSSOP SK13
£540,000

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**** SEE OUR VIDEO TOUR **** Tucked away within the grounds of the Glossop & District Golf Club, in the shadow of neighbouring Shire Hill and surrounded by the stunning Peak District National Park countryside, one of only three individual properties, offering spacious open plan living in this special location. The building, which was originally a Victorian water treatment plant, has within the last few years, been sympathetically converted into three fabulous family homes. Briefly comprising of an entrance hall, a downstairs wc, a superb fitted kitchen with integrated appliances and a spacious open plan living/dining room. Upstairs there are four bedrooms, the master with an en-suite shower room and the main family bathroom with freestanding oval bath and separate shower. Parking for upto four cars and sunny South Westerly facing gardens with patio areas, covered pergola and a wooded backdrop. Energy Rating C

GROUND FLOOR

Entrance Hall

Stairs with glass balustrade

Downstairs Wc

Close coupled wc and wash hand basin with vanity unit

Kitchen

17'7 x 15'7 (max meas)

Contemporary fitted handleless Kitchen units finished in grey

Central island with breakfast bar

Integrated twin ovens, five ring induction hob, larder fridge &

freezer, dishwasher

Polished Tiled floor

Utility Room

9'6 x 6'5

Plumbing for an automatic washing

Fitted wall and base units

Dining Area

22'4 x 10'11

Open plan leading through to:

Lounge

16'1 x 15'5 plus 9'3 x 2'7

Great space with rear windows and external rear door leading out to the garden

FIRST FLOOR

Master Bedroom

12'4 x 9'5 (less fitted furniture)

Fitted wardrobes, over bed cupboards and dressing table

Fitted shutter blinds

Door to:

En-Suite Shower Room

Shower cubicle, wash hand basin with vanity unit and close coupled wc.

Bedroom Two

10'11 x 9'5 (less fitted furniture)

Fitted wardrobes, over bed cupboards and drawers

Fitted shutter blinds

Bedroom Three

11'3 x 9'2 (less bulkhead)

Pvc double glazed front window

Bedroom Four

7'8 x 6'11

Pvc double glazed front window

Bathroom

Four piece white suite

Freestanding oval bath

Walk-in shower cubicle

OUTSIDE

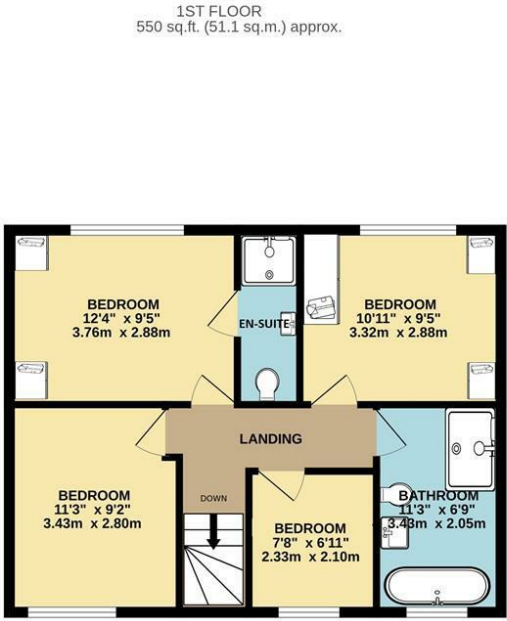
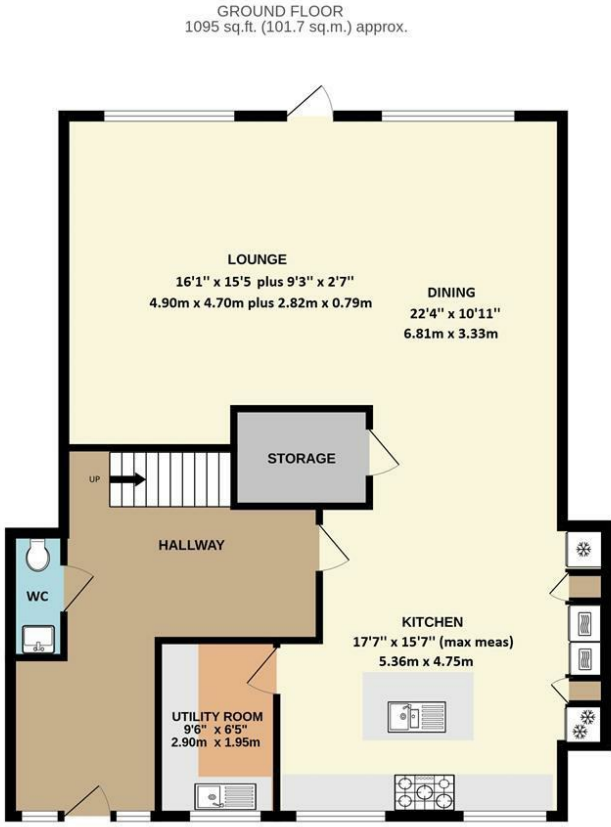
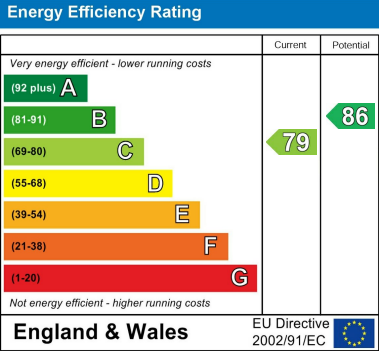
Parking & Gardens

Parking for upto four cars at the front

Enclosed South Westerly facing rear garden

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.



TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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