

Jordan fishwick

43 BLACKSHAW ROAD OLD GLOSSOP SK13 7SN
£310,000

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** SEE OUR VIDEO TOUR ** Hidden away from the road, a modern end mews style property, offering living space arranged over three floors and enjoying an open forward aspect with hill views. Offered for sale with No Onward Chain, the property briefly comprises on the ground floor an entrance hallway, a 21ft through lounge with patio doors out to the rear garden and a shower room, upstairs there is a spacious dining kitchen with contemporary handleless units, integrated appliances and utility room, then on the top floor, there are three bedrooms and the family bathroom. Front lawn, off road parking and split-level, low maintenance rear garden. Energy Rating D

Directions

From our office on High Street West proceed through the central traffic lights at Norfolk Square and along High Street East. Turn left onto Manor Park Road, continue into Old Glossop, bear left at The Queens public house along Church Street South and then turn right onto Wellgate. Turn next left into Blackshaw Road and then turn second right under the archway and the property can be found on the left hand side.

GROUND FLOOR

Entrance Hall

Open porch and composite front door, stairs leading upstairs, understairs cupboard and door to:

Through Lounge

21'0 x 13'0 (max less chimney breast)
Pvc double glazed front window, central heating radiator, Centura multi-fuel burning stove, pvc double glazed patio doors leading out to the rear garden and door to:

Shower Room

Shower cubicle, wash hand basin and close coupled wc, Worcester gas fired combination boiler and radiator, pvc double glazed rear window.

FIRST FLOOR

Landing

Pvc double glazed front window, central heating radiator, return stairs to the second floor and door to:

Open Plan Dining Kitchen

21'2 x 13'5
Pvc double glazed front and rear windows, central heating radiator, a range of contemporary handleless kitchen units including base cupboards and drawers, work tops and breakfast bar, built-in electric double oven and induction hob, integrated fridge and freezer, door to:

Utility Room

Plumbing for an automatic washing machine and dishwasher, double drainer stainless steel sink and pvc double glazed rear window.

SECOND FLOOR

Landing

Bedroom One

11'3 x 10'7
Pvc double glazed front window and central heating radiator.

Bedroom Two

10'6 x 9'9
Pvc double glazed rear window and central heating radiator.

Bedroom Three

9'0 x 7'5 plus 5'9 x 3'8 (max less bulkhead)
L-shaped room currently used as a dressing room with fitted storage, central heating radiator and pvc double glazed front window.

Bathroom

Refitted with a white suite including a freestanding oval bath with mixer tap stand and shower attachment, low level wc, oval wash hand basin with mixer tap and vanity unit, walk-in shower, pvc double glazed rear window and chrome finish towel radiator.

OUTSIDE

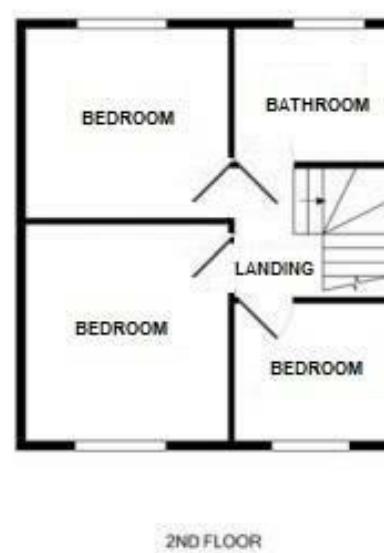
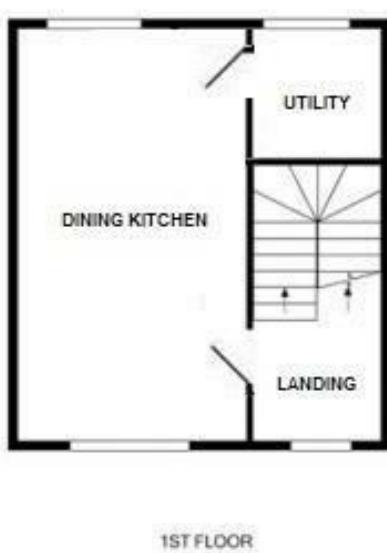
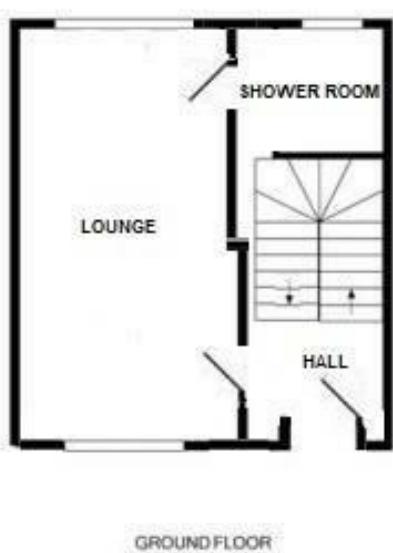
Gardens

Front lawn, parking and enclosed split-level rear garden with artificial grass and patio area.

Our ref: Cms/cms/1018/24

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		85
(81-91) B		64
(69-80) C		
(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		

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 non-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 as to their operability or efficiency can be given.
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