





# 10 Heron View, Glossop, Derbyshire, SK13 6QB

**\*\* SEE OUR VIDEO TOUR \*\*** Tucked away in the corner of a cul-de-sac, a deceptive modern mews style property, built in 2003 by Bett Homes and now offered for sale with No Onward Chain. Briefly comprising an entrance hall, downstairs cloakroom/wc, refitted kitchen, living room with patio doors, three first floor bedrooms, an en-suite shower room and main bathroom. Gas central heating, pvc double glazing, enclosed South Westerly facing rear garden and two allocated parking spaces.

Energy Rating

## Offers Over £230,000

### 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 proceed in a Westerly direction through the traffic lights and at the second roundabout turn left onto Simmondley Lane. Proceed up the hill and take the third turning on the right onto Hunters Lane, turn second right onto Valley Road and second left onto Heron View.

### GROUND FLOOR

#### Entrance Hall

Double glazed composite front door, central heating radiator, understairs cupboard, laminate wood flooring, spindled stairs leading to the first floor and doors to:

#### Downstairs Wc

A white close coupled wc and matching pedestal wash hand basin with mixer tap, central heating radiator, pvc double glazed rear window and laminate wood flooring.

### Kitchen

8'8" x 8'0"

Refitted with a range of high gloss fronted units finished in grey including base cupboards and drawers, built-in electric oven, plumbing for an automatic washing machine, Quartz effect work tops over with an inset one and a half bowl single drainer stainless steel sink unit and mixer tap, gas hob with filter hood over, matching wall cupboards with pelmet lighting, boiler cupboard and pvc double glazed rear window.

### Living Room

15'5" x 13'3" (max) 11'6" (min)

Pvc double glazed French doors leading out to the rear garden, two central heating radiators and tv aerial point.

### FIRST FLOOR

#### Landing

Access to the loft space and central heating radiator.

### Bedroom One

9'6" x 8'4"

Pvc double glazed rear window, central heating radiator, two built-in double wardrobes and door to:

### En-Suite Shower Room

A white suite including a shower cubicle, pedestal wash hand basin with mixer tap, close coupled wc, central heating radiator, shaver point and pvc double glazed front window.

### Bedroom Two

9'6" x 7'10" (plus door recess)

Pvc double glazed rear window and central heating radiator.

### Bedroom Three

8'10" x 5'8"

Pvc double glazed rear window and central heating radiator.

### Bathroom

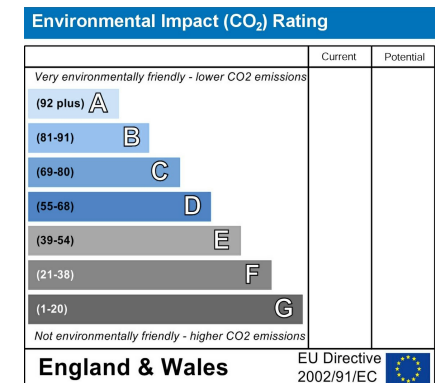
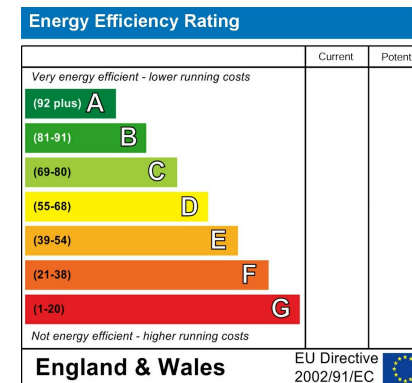
A white three piece suite including a panelled bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap and close coupled wc, central heating radiator, shaver point and pvc double glazed rear window.

### OUTSIDE

### Gardens & Parking

The property has an enclosed rear garden with decked area and garden shed. Two allocated parking spaces to the rear of the property.

Our ref; Cms/cms/1025/22







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

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

**01457 858888**

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



