



**jordanfishwick**

11 SHIRE WAY GLOSSOP SK13 7QA  
£260,000

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On the outskirts of sought after Old Glossop, a late 1960's built, three bedroom mid mews home with tremendous potential for updating and improvement. Detached garage, driveway parking and gardens. Comprising: entrance hallway, front living room, dining kitchen and rear porch, three first floor bedrooms and a shower room. Pvc double glazing, gas central heating and No Onward Chain. Great location - Viewing recommended. Energy Rating C

GROUND FLOOR

Entrance Hallway

Pvc double glazed front door, gas and electric meter cupboard, central heating radiator, cloaks cupboard, stairs to the first floor and door to:

Lounge

13'5 (max) 11'6 (min) less chimney breast x 15'4  
Pvc double glazed front window, central heating radiator, gas coal effect fire and fireplace, understairs cupboard, opening with glazed sliding doors leading through to:

Dining Kitchen

16'4 x 10'0  
Pvc double glazed rear window, central heating radiator, kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker point, work tops with inset one and a half bowl stainless steel sink unit and mixer tap, wall cupboards, pvc double glazed rear door to:

Rear Porch

Pvc double glazed windows and external rear door.

FIRST FLOOR

Landing

Access top the loft space, cupboard housing the Worcester gas fired combination boiler and doors to:

Bedroom One

13'0 x 9'7  
Pvc double glazed front window and central heating radiator, built-in wardrobe.

Bedroom Two

10'0 x 9'7  
Pvc double glazed rear window and central heating radiator, built-in wardrobe.

Bedroom Three

7'0 x 6'8 (plus door recess)  
Pvc double glazed front window and central heating radiator, storage cupboard.

Shower Room

Walk-in shower cubicle with shower screen and Mira electric shower, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and central heating radiator.

OUTSIDE

Detached Garage

16'0 x 8'3 max  
Up and over door, personnel door and two garden stores,

Gardens & Parking

The property has a front garden, a low maintenance rear garden and driveway.

Our ref : Cms/cms/0911/25

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.

