



*Jordan* fishwick

6 CHURCH FOLD CHARLESWORTH GLOSSOP SK13 5EU

£245,000

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Set back from the road within the heart of Charlesworth, just over the road from the local primary school, a mid terraced house offering open plan living with front and rear gardens. Briefly the property includes an entrance hall, a front lounge which opens through to the refitted dining kitchen and conservatory, whilst upstairs there are three bedrooms and a bathroom with shower. Two outbuildings and low maintenance enclosed rear garden. Energy Rating D

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. At the next set of traffic lights turn left onto Glossop Road, continue through Gamesley and into Charlesworth. In the centre turn right into Long Lane and the property is on the right hand side set back from the road.

### GROUND FLOOR

#### Entrance Hall

Double glazed composite front door, central heating radiator, spindled stairs to the first floor and doors leading off to:

#### Lounge

13'10 x 10'6

Pvc double glazed front window, central heating radiator and fire surround, tv aerial point and opening through to:

#### Dining Kitchen

16'11 x 8'8

A range of fitted shaker style kitchen units including base cupboards and drawers, Bosch electric oven, plumbing for a dishwasher, work tops over with an inset single drainer stainless steel sink unit with mixer tap, Bosch ceramic top and filter hood over, matching wall cupboards, tiled floor, pvc double glazed rear window, designer central heating radiator and patio doors through to:

#### Conservatory

8'3 x 6'3

Pvc double glazed windows and doors out to the rear garden, tiled floor and central heating radiator.

### FIRST FLOOR

#### Landing

Access to the loft space, cupboard housing the Glow Worm gas fired combination boiler and doors to:

#### Bedroom One

10'6 (plus robes) x 9'2 (max)

Pvc double glazed rear window, central heating radiator and fitted wardrobes.

#### Bedroom Two

10'3 x 8'10 (max) plus door recess

Pvc double glazed front window and central heating radiator.

#### Bedroom Three

8'5 x 7'9

Pvc double glazed front window and central heating radiator.

#### Bathroom

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

### OUTSIDE

#### Gardens

The property has a front garden, a ginnel leads through to the rear garden which has a patio area, artificial lawn with raised flower beds and two garden stores, one of which has plumbing for an automatic washing machine.

Our ref : Cms/cms/0620/25

### 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their quality or efficiency can be given. Made with Mapogen ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	