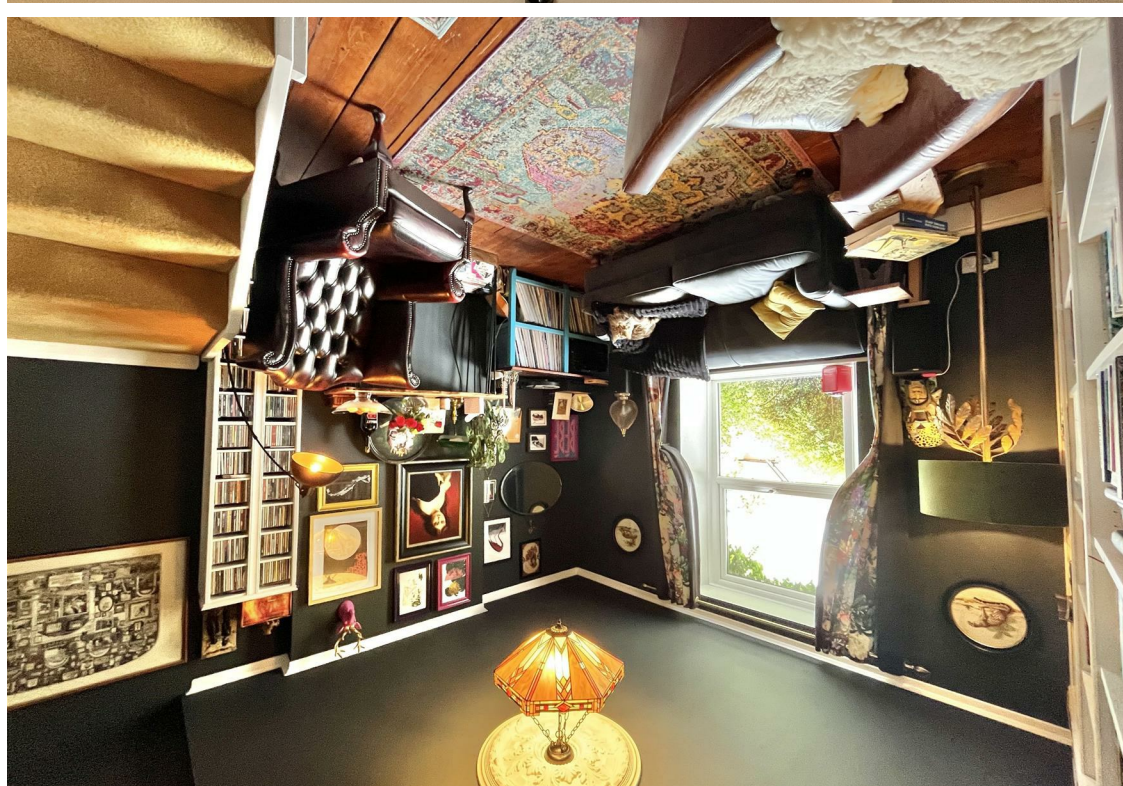




jordanfishwick

37 NORFOLK STREET GLOSSOP SK13 7QU

£325,000

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**** SEE OUR VIDEO TOUR **** Just a short walk from the town centre and railway station, this stylish Victorian property is guaranteed to impress! Forming part of the Norfolk Square Conservation Area, the property briefly comprises of an entrance hall, front sitting room, a living room with multi-fuel burning stove and steps down to the cellar, conservatory/kitchen with shaker style units, Belfast type sink, split-level ovens and hob. Continuing upstairs there are three bedrooms, an elegant bathroom with a freestanding oval bath and a useful attic room with skylight window. Walled frontage, enclosed rear garden and garden store. No Onward Chain. Energy Rating

GROUND FLOOR

Entrance Hall

Double glazed composite front door, central heating radiator, tiled floor and doors leading off to :

Sitting Room

12'4 x 12'0 (less stairs)
Pvc double glazed front window, central heating radiator, fitted book shelving and turning stairs leading to the first floor.

Living Room

14'3 (less stairs) x 13'8 (max)
Central heating radiator, bamboo flooring, multi-fuel burning stove, door and stone steps down to the cellar and pvc double glazed doors leading through to:

Kitchen

14'4 x 10'9
A range of fitted shaker style kitchen units including base cupboards and pan drawers, plumbing for a dishwasher and automatic washing machine, kickboard heater, solid work tops over and Belfast type sink with mixer tap, split-level electric double oven and five ring gas hob, filter hood over and matching wall cupboards, tiled floor, pvc double glazed windows and external rear door leading out to the garden.

Cellar

11'11 x 11'11
Gas and electric meters, power and light, original stone keep slab.

FIRST FLOOR

Landing

Stairs leading to the attic and doors to:

Bedroom One

11'5 x 10'10 (max)
Pvc double glazed rear window, central heating radiator and storage cupboard.

Bedroom Two

12'5 x 8'2
Pvc double glazed front window, central heating radiator and laminate wood flooring.

Bedroom Three

9'4 x 7'7
Currently used as a dressing room with a pvc double glazed front window and central heating radiator.

Bathroom

Luxuriously appointed with a freestanding oval bath, floor mounted mixer tap and shower over, circular wash hand basin with mixer tap and wash stand, close coupled wc, towel radiator and pvc double glazed rear window.

SECOND FLOOR

Attic Room

15'9 x 7'11 (plus eaves & less stairs)
Double glazed Velux window and gas fired combination boiler and central heating radiator.

OUTSIDE

Gardens

The property has a pretty walled front garden including an established wisteria and the there is an enclosed rear garden with garden store.

Our Ref: Cms/cms/0730/26

Note - Anti Money Laundering

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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