

GENERAL INFORMATION

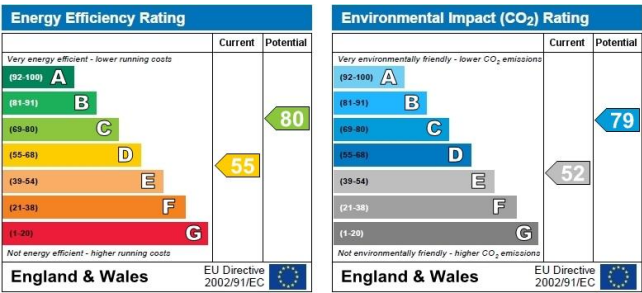
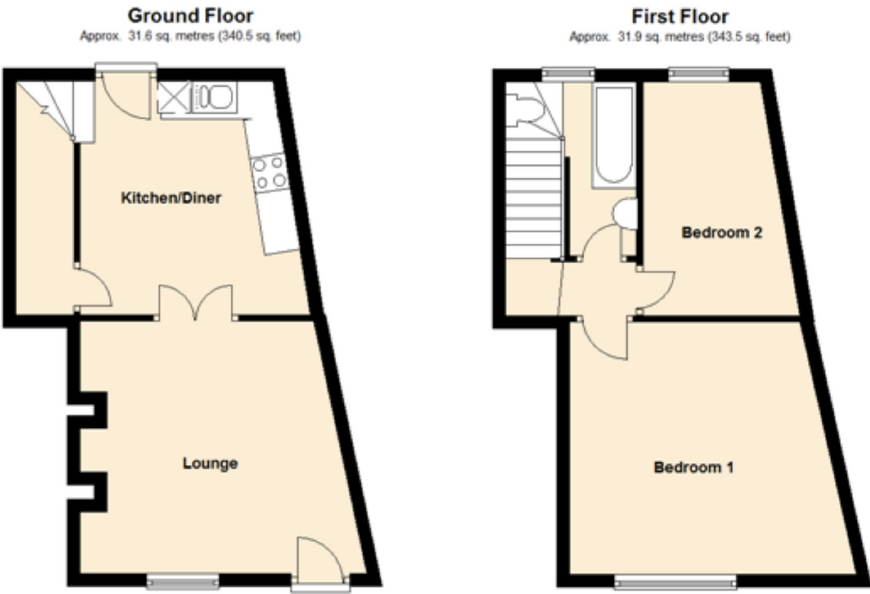
TENURE It is understood that the property is This should, however, be verified with Solicitors.

FIXTURES AND FITTINGS Only those items expressly mentioned within the confines of these particulars are included in the sale price.

COUNCIL TAX Please contact Council Tax Department to ascertain the banding and amount payable for the current year.

VIEWINGS Strictly by prior appointment with the Agents Jordan Fishwick 44 High Street West, Glossop, Derbyshire, SK13 8BH Tel: 01457 858888.

N.B. As school catchment areas are subject to change we advise to check the property address with the school if this is of relevance before making an offer.



jordan fishwick

Estate Agents, Surveyors & Valuers

23 Church Street, Glossop, SK13 2AD



£525 Per calendar month

A refurbished stone built semi-detached house, just over the road from the church and within a few hundred yards from Hadfield railway station, with gas central heating, pvc double glazing and comprising lounge, fitted kitchen with oven and hob, two first floor bedrooms and a bathroom with shower, walled frontage and sud-divided shared rear yard. Available August and Un-furnished.



WILMSLOW Tel: 01625 532000 MACCLESFIELD Tel: 01625 434000 HALE Tel: 0161 929 9797 SALE Tel: 0161 962 2828
DIDSBURY Tel: 0161 445 4480 CHORLTON Tel: 0161 860 4444 GLOSSOP Tel: 01457 858888 MANCHESTER Tel: 0161 833 9499



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 floor plans on this brochure are for illustrative purposes only and are not necessarily to scale.

www.jordanfishwick.co.uk

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next set of traffic lights and at the second set turn right into Shaw Lane. Follow the road round into Newshaw Lane and then Church Street where the property is on the right hand side.

Walled Frontage and Shared Rear Yard

Our Ref : Cms/cms/1024/12

GROUND FLOOR

Lounge 14'11" (max narrowing to 12'0") x 13'1"

Pvc double glazed front door and front window, central heating radiator, two wall light points, electric meter cupboard, small paned double doors leading through to:

Dining Kitchen 13'3" x 12'1" (max narrowing to 9'10")

Refitted kitchen units finished in cream and comprising base cupboards and drawers, dark work tops over with an inset single drainer one and a half bowl sink, mixer tap, matching wall cupboards, built-in electric oven and gas hob, filter hood over, central heating radiator, pvc double glazed rear window, Sime gas firec combination boiler, understairs pantry cupboard, extractor fan, external rear door and turning stairs leading to :

FIRST FLOOR

Landing

Access to the loft space.

Bedroom One 14'11" (max narrowing to 12'3") x 13'1"

Pvc double glazed front window and central heating radiator.

Bedroom Two 13'3" (max) x 7'11" (max narrowing to 6'0")

Pvc double glazed rear window and central heating radiator.

Bathroom

A refitted white three piece suite including a panelled bath with a mixer tap, electric shower over, close coupled wc and pedestal wash hand basin with mixer tap, central heating radiator, pvc double glazed rear window and extractor fan.

OUTSIDE