



Offers Over £150,000

Glossop train station easily accessible for those looking to commute, providing direct links to Manchester city centre and beyond, whilst the M67 motorway is a short drive away.

37 Princess Street

, Glossop, SK13 8DY

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Entrance Vestibule

Door to:

Lounge

13'10" x 13'10" (4.22m x 4.22m)

Window to front elevation. Fireplace. Radiator. Ceiling light.

Kitchen/Diner

9'8" x 13'10" (2.95m x 4.22m)

Window to rear elevation. Fitted with a matching range of base and eye level units with worktop space over. Wall mounted boiler. Plumbed for automatic washing machine. Space for fridge freezer. Built in electric oven with four ring gas hob and extractor hood over. Ceiling light. Radiator. Door to rear yard.

Landing

Doors to bedrooms and bathroom.

Main Bedroom

14'0" x 13'10" (4.27m x 4.22m)

Window to front elevation. Radiator. Ceiling light.

Bedroom 2

9'10" x 9'0" (3.00m x 2.74m)

Window to rear elevation. Radiator. Ceiling light.

Bathroom

7'2" x 4'6" (2.18m x 1.37m)

Window to rear elevation. Fitted with three piece suite comprising shower cubicle, wc and handwash basin. Radiator. Ceiling light.

Externally

Low maintenance yard to rear with stone built outbuilding for storage.

Additional Information:

Tenure: TBC

EPC Rating:

Council Tax Band: B





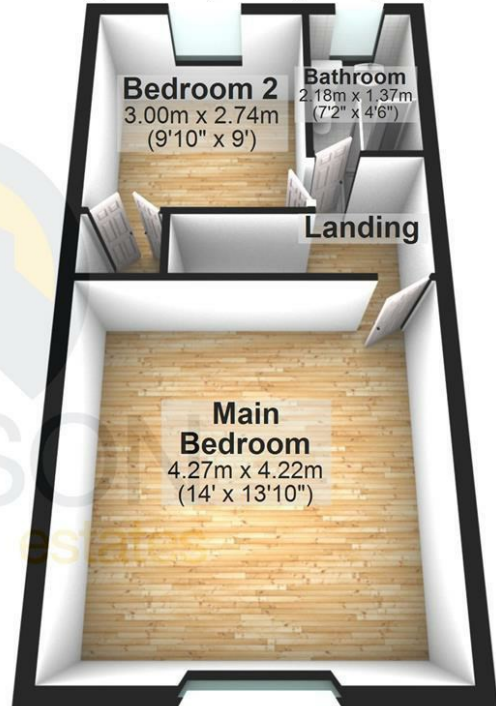
Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



Total area: approx. 68.9 sq. metres (742.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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