



## 31 Freetown, Glossop, SK13 8NH

**£950**

A Wilson Estates are delighted to offer To Let this two bedroom terrace with additional loft room. Situated on the quiet Freetown, this traditional stone built property enjoys a prime spot just minutes walk from Glossop town centre.

Glossop offers a vibrant mix of local pubs, cafes, and restaurants, all within walking distance. Manor Park is a popular local park, ideal for a day out with the kids or for walking routes, plus you will enjoy access to stunning countryside and walking routes in the nearby Peak District National Park.

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.

Viewing is highly recommended – this one won't stay on the market for long!

Please contact A Wilson Estates to arrange a viewing appointment.

Briefly, the property comprises:~

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## Entrance Vestibule

Composite double-glazed door to front elevation. Lighting and tiled flooring.

## Lounge

uPVC double glazed window to front elevation. Stone fireplace with surround and mantle-piece. Lighting, radiator, carpet, and blinds.

## Kitchen

Wooden glazed barn style door and uPVC double glazed window to rear elevation. Fitted wall and base units with coordinating work surfaces. Composite one and a half bowl sink with mixer tap. Integrated electric oven and hob with extractor over. Part tiled walls, lighting, radiator, and tiled flooring.

## Stairs and Landing

Wooden handrail, balustrades, and bannister. Lighting and carpet.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, blinds, and fitted wardrobes.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, carpet, and blinds.

## Bathroom

uPVC double glazed window to rear elevation. Three-piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Part tiled walls, lighting, radiator, and vinyl flooring.

## Loft Room

Wooden double glazed Velux window to rear elevation. Lighting and carpet.

## Externally

Enclosed garden to rear with laid to lawn, patio area, and shed.

## Additional Information

Council Tax Band : B

EPC Rating : E

Holding Deposit : £219

STRICTLY NO PETS AND SMOKING POLICIES APPLY





