



THORPE STREET



56 Church Street, Old Glossop, Derbyshire, SK13 7RN

**** SEE OUR 3D INTERACTIVE VIRTUAL TOUR **** Forming part of the Old Glossop Conservation Area, a Grade II Listed period property of character, offering truly deceptive living space, ideal for the modern day family and which can only be truly appreciated upon inspection. Briefly the property includes two front reception rooms, a cosy snug, separate dining room and ground floor shower room, whilst the cottage kitchen has a Rayburn Nouvelle gas cooker and doors lead to both the utility room and cellars. Upstairs there are four double bedrooms, one with an en-suite shower room, a useful study area and family bathroom with freestanding roll top bath. Outside there is a private, enclosed courtyard garden and an integral garage. Energy Rating E

Guide Price £550,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Entrance Hallway

Front door, stairs to the first floor and door to:

Sitting Room

14'1" x 12'9" (less chimney breast)

front stone mullion window with window seat, central heating radiator, stone fireplace, door to the dining room, door and steps down to;

Living Room

18'1" x 14'9" (less chimney breast)

Side and two front windows, two central heating radiators, stone floor, two wall light points, tv aerial point, wood burning stove and fireplace, door to:

Snug

12'3" x 11'1" (plus recess)

Double glazed side and rear windows, two central heating radiators, stone floor, second staircase up to the landing and door to:

Dining Room

15'4" x 10'1"

Rear window, central heating radiator, stone floor and fireplace, understairs storage cupboard, doors to the kitchen and:

Shower Room

A white suite including a shower cubicle, pedestal wash hand basin and low level wc, two double glazed windows, central heating radiator and stone floor.

Kitchen

16'4" x 9'5" (max) 5'7" (min)

A farmhouse style kitchen with base cupboards and drawers, built-in gas double oven, plumbing for a dishwasher, integrated larder fridge and freezer, wood block effect tops over with a white enamelled double bowl Butler style sink and mixer tap, gas hob and filter hood, Gas Rayburn Nouvelle cooker, double glazed window, door and steps down to the substantial vaulted cellar, tiled floor, external rear door and door to:

Utility Room

12'1" x 7'10"

Plumbing for an automatic washing machine, single drainer stainless steel sink unit, Glow Worm gas fired central heating boiler and white towel radiator, double glazed rear window, door and stairs leading up to the master bedroom, door to the garage.

FIRST FLOOR

Landing

Central heating radiator and storage cupboard.

Bedroom Two

14'9" (max) x 14'8" plus 11'3" x 3'7"

Front and side windows, central heating radiator and stripped floorboards.

Bedroom Three

13'0" less chimney breast) x 11'7"

Front window and window seat, central heating radiator, stripped floorboards, door and staircase up to the walk-in attic space.

Bedroom Four

12'6" (min) 10'2"

Stone mullion rear window and central heating radiator.

Bathroom

A white period style suite including a free standing roll top bath with ball and claw feet, mixer tap and shower attachment, high level wc and pedestal wash hand basin, central heating radiator, double glazed window, shaver point and airing cupboard.

Study

10'6" x 9'6"

Double glazed rear window, central heating radiator and connecting door to:

Master Bedroom

14'5" (ave) x 9'4" (max) 7'9" (min) plus 12'7"

Two double glazed rear windows, two central heating radiators, access to the loft space and door to:

En-Suite Shower Room

Shower cubicle, wash hand basin and close coupled wc, central heating radiator and extractor fan.

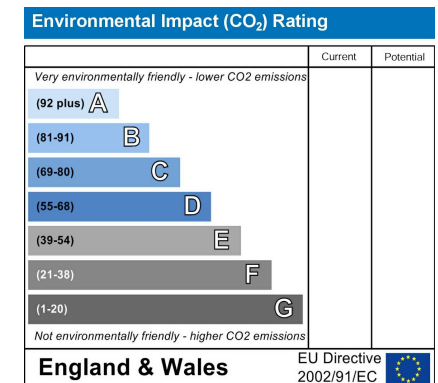
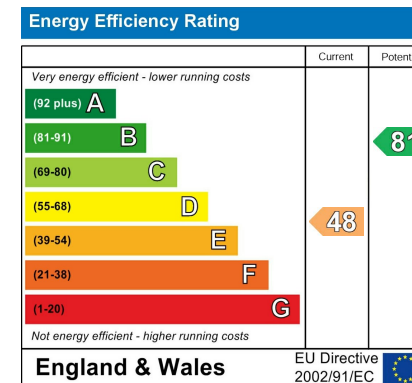
OUTSIDE

Integral Garage

Up and over door, power and light.

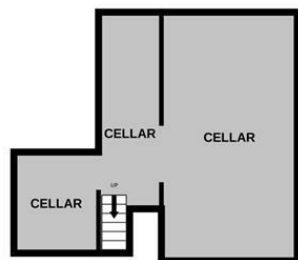
Walled Courtyard Garden

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BASEMENT



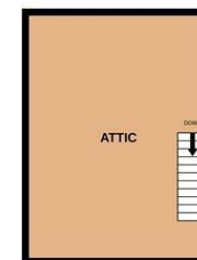
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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