



*jordan fishwick*



# 103 Manchester Road, Tintwistle, Glossop, Derbyshire, SK13 1LJ

Have you ever dreamt of being more self sufficient and "growing your own", would you like to keep chickens or are you simply mad about gardening? Then this could be the place for you! Standing in extensive gardens and adjoining open countryside, this double fronted stone cottage property is guaranteed to impress! Formerly a house and village shop, the property has an enclosed front porch, a 20ft living room with wood burning stove, separate dining room and useful study, a fitted kitchen with range cooker and a rear porch/utility with downstairs wc, Upstairs there are three bedrooms and a spacious bathroom with separate shower. Detached garage and off road parking. Energy Rating D

Tintwistle is a small hamlet on the edge of the Peak District National Park and yet only a mile away from neighbouring Hadfield, where you will find local shops and the railway station offering a half an hour commute into Manchester City Centre.

## Guide Price £335,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### 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 two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. At the end bear left down Waterside, cross over the bridge into Tintwistle and up New Road. At the top, turn left onto Manchester Road and the property is on the right hand side.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and windows, glazed door leading through to:

#### Dining Room

12'10 x 11'10

Pvc double glazed front window, central heating radiator period style fireplace, two wall light points and door through to:

#### Study

11'10 x 10'4

Two pvc double glazed rear windows, central heating radiator, turning open tread stairs leading to the first floor and door to;

### Kitchen

11'10 x 10'4

A range of fitted kitchen units including base cupboards and drawers, plumbing for a slimline dishwasher, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, range cooker and filter hood, wall cupboards, central heating radiator, storage cupboard, pvc double glazed side window and door to:

### Living Room

20'4 x 11'11 (less chimney breast)

Pvc double glazed front window and front door, fireplace with wood burning stove and two central heating radiators.

### Rear Porch/Utility

10'5 x 5'5

Pvc double glazed windows and two external rear doors, central heating radiator, plumbing for an automatic washing machine, tiled floor and door to:

### Downstairs Wc

A white close coupled wc, wash hand basin, chrome finish towel radiator and pvc double glazed rear window.

## FIRST FLOOR

### Landing

Access to the loft space and doors leading off to;

### Bedroom One

12'10 x 12'0 (less chimney breast)

Pvc double glazed front window, central heating radiator and pedestal wash hand basin.

### Bedroom Two

12'11 x 11'8

Pvc double glazed front window and central heating radiator.

### Bedroom Three

11'11 x 10'4 (less robes) plus 7'0 x 3'0

Pvc double glazed side window, central heating radiator, built-in wardrobes and dressing table.

### Bathroom

A white four piece suite including a panelled corner bath with mixer tap, pedestal wash hand basin, close coupled wc and corner shower cubicle with Mira electric shower, central heating radiator, and airing cupboard housing the Worcester gas fired combination boiler.

## OUTSIDE

### Detached Garage

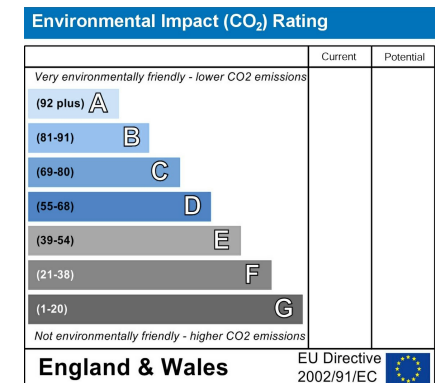
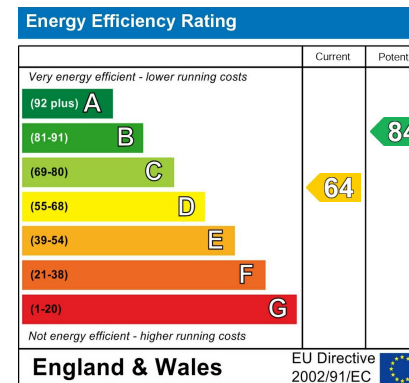
17'6 x 10'0

Up and over door, power and light, personnel door.

### Gardens

The property has a driveway which leads round the side to the rear, there is a brick garden store and a gate through to the extensive gardens.

our ref: Cms/cms/0430/24









GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Intropix 03/02



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