



**Jordan fishwick**

13 LOWER SQUARE TINTWISTLE GLOSSOP SK13 1LE  
Guide Price £210,000



## 13 LOWER SQUARE TINTWISTLE GLOSSOP SK13 1LE

A delightful stone cottage property of character, set back from the road and forming part of the Tintwistle Conservation Area, only recently refurbished and enjoying far reaching country views over Bottoms reservoir and to the hills beyond. The well presented property, which is offered for sale with No Onward Chain, briefly comprises a refitted cottage kitchen, a lounge with patio doors leading out onto the South facing sun terrace and upstairs there are two bedrooms and a shower room. The row of cottages also share the walled front garden. Energy Rating D

### 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 at the roundabout onto Waterside, down the hill, over the bridge and up New Road into Tintwistle. At the top cross over the main road, up onto Old Road and follow the road round past the Bulls Head and the property can be found on the right hand side.

### GROUND FLOOR

#### Kitchen

11'10" x 8'8" (less stairs)

Pvc double glazed front door, a range of refitted cottage style kitchen units including base cupboards and drawers, integrated slimline dishwasher, electric oven, Marble effect work tops over with an inset white single drainer sink with mixer tap, ceramic hob, pvc double glazed front window, three column central heating radiator, spindled stairs to the first floor and door leading through to:

#### Lounge

13'4" x 11'10"

Double glazed patio doors leading out onto the sun terrace, three column central heating radiator, understairs cupboard and electric meter cupboard.

### FIRST FLOOR

#### Landing

Spindled balustrade and doors leading off to;

#### Bedroom One

11'11" x 7'5" plus 6'6" x 5'1"

Pvc double glazed rear window enjoying the views, three column central heating radiator.

#### Bedroom Two

9'11" x 6'7" ( 5'6" min)

Pvc double glazed front window, cupboard housing the gas fired central heating boiler, two column central heating radiator.

#### Shower Room

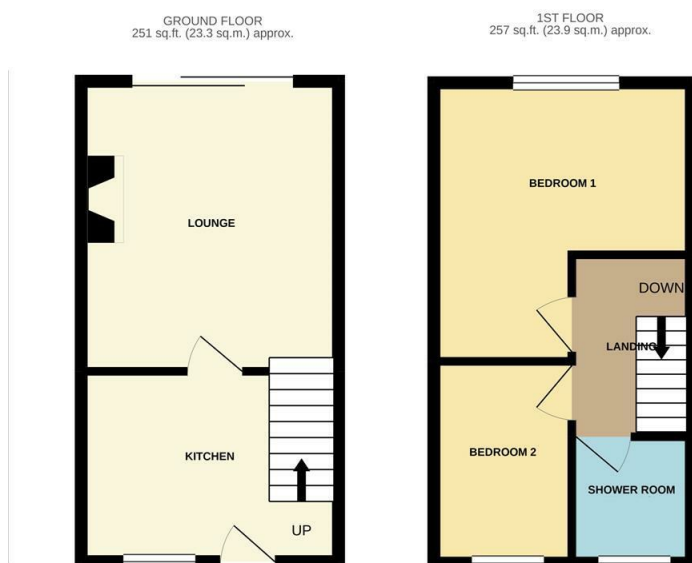
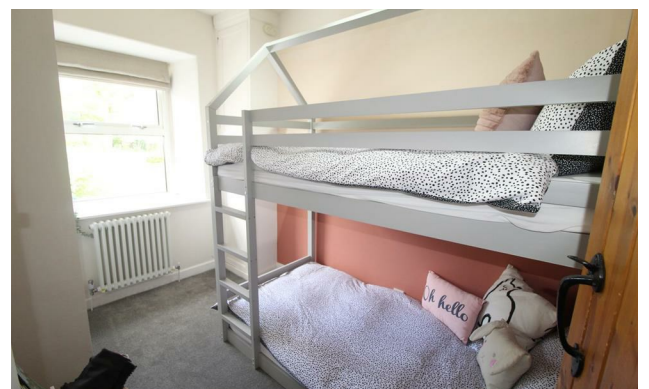
Corner shower cubicle with electric shower, close coupled wc and pedestal wash hand basin, central heating radiator and pvc double glazed rear window.

### OUTSIDE

#### Sun Terrace & Front Shared Garden

The terraced area at the rear of the cottage enjoys both far reaching views and a sunny Southerly aspect. At the front of the property the cottages share an established garden area.

Our ref:Cms/cms/0708/24



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	