





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

A recently refurbished stone built mid terraced house, well presented throughout and bound to be of interest to any first time buyers. The property briefly comprises a front lounge, a spacious dining kitchen with recently refitted units and including appliances, bathroom with shower and two first floor bedrooms. Newly fitted carpets and floor coverings. Walled frontage, rear yard and communal area.  
Energy Rating C

## £171,500

### 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

#### Lounge

13'0 x 11'8 (max)

Composite front door, pvc double glazed front window, open

plan newly decorated throughout spacious lounge, central heating radiator, grey laminate wood flooring, wall lights, gas and electric meter cupboards, opening through to:

#### Kitchen

10'6 x 11'3

A range of modern style fitted kitchen units, including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, integrated appliances including fridge freezer, Bosch induction hob with overhead filter hood, split-level oven and microwave, matching wall cupboards, central heating radiator, grey laminate wood flooring, pvc double glazed rear window and door through to:

## Rear Porch

Pvc external rear door, black tiled floor and door to:

## Bathroom

A white three piece suite including a panelled bath, shower over, wash hand basin with vanity unit and low level wc, central heating radiator and pvc double glazed rear window

## FIRST FLOOR

### Landing

Access to the loft space with ladder.

### Bedroom One

13'1 x 11'10

Pvc double glazed front window, central heating radiator and laminate wood flooring.

### Bedroom Two

10'5 x 8'6

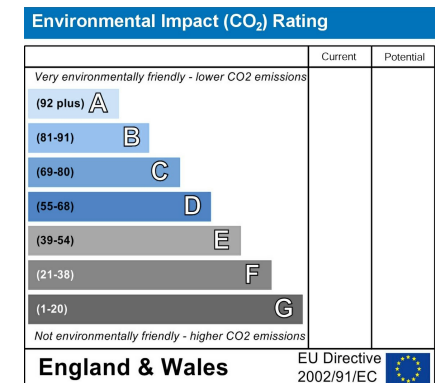
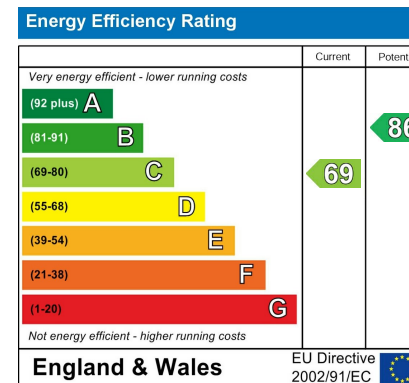
Pvc double glazed rear window, central heating radiator, laminate wood flooring, gas fired combination boiler and storage cupboard

## OUTSIDE

### Gardens

Walled frontage, rear yard with steps to a raised communal area.

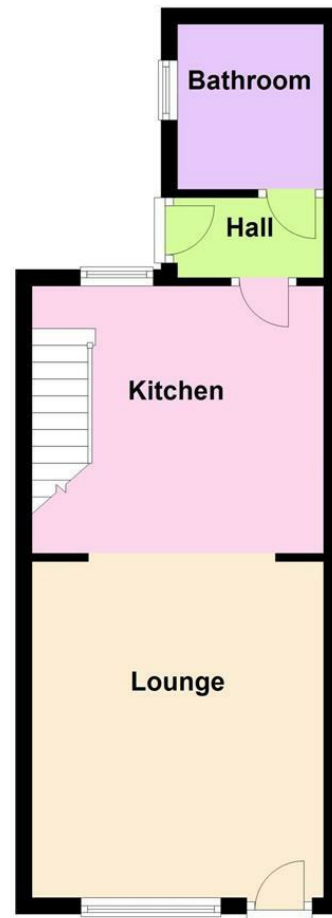
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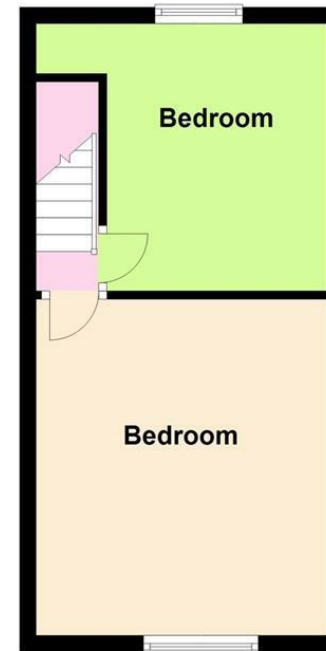




### Ground Floor



### First Floor



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