





# 48 Kershaw Street, Glossop, Derbyshire, SK13 8NN

Only a short walk from the town centre and railway station, a well presented stone built mid terraced house, an ideal First Time Buy with gas central heating, pvc double glazing and comprising a front lounge, refitted dining kitchen with oven/hob and washing machine, two first floor bedrooms and a central refitted bathroom with shower. Low maintenance enclosed rear garden. Energy Rating D

## £185,000

### 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 an easterly direction, once upon the central traffic lights at Norfolk Square turn right onto Victoria Street. Proceed up the hill and take your third left onto Derby Street then second right into Kershaw Street where the property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Lounge

13'7" x 13'8" (max less chimney)

Double glazed composite front door, pvc double glazed front window, central; heating radiator, gas and electric

meter cupboards, tv aerial point, laminate wood flooring, and door through to:

#### Dining Kitchen

13'10" x 9'5" (less downstairs)

A range of refitted shaker style kitchen units, finished in cream and including base cupboards and drawers, integrated washing machine, electric oven and work tops over with an inset stainless steel single drainer one and a half bowl sink with mixer tap, gas hob and filter hood, matching wall cupboards with pelmet lighting, Worcester gas fired combination boiler and radiator, pvc double glazed rear window, open tread stairs to the first floor and pvc double glazed external rear door.

### FIRST FLOOR

## Landing

### Bedroom One

13'7" x 7'5" plus 5'7" x 2'7"

Pvc double glazed front window and central heating radiator.

### Bedroom Two

13'9" x 6'7"

Pvc double glazed rear window, central heating radiator and storage cupboard.

### Bathroom

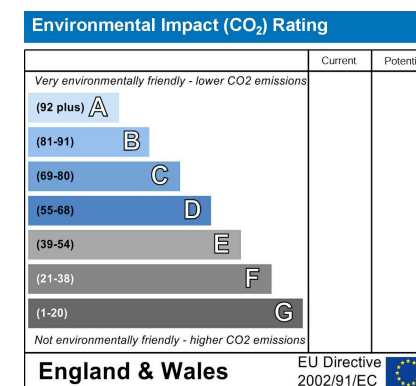
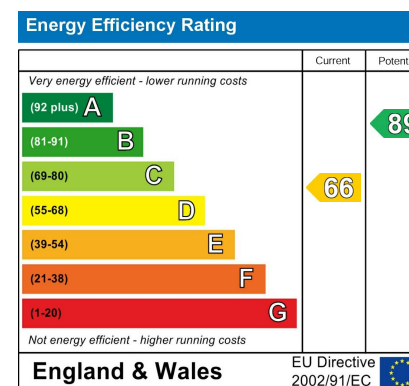
A white suite including a panelled bath with shower over, shower screen, pedestal wash hand basin and close coupled wc, chrome finish towel radiator and pvc double glazed gable window.

## OUTSIDE

### Rear Garden

Low maintenance split level rear garden with flagged patio area and garden shed.

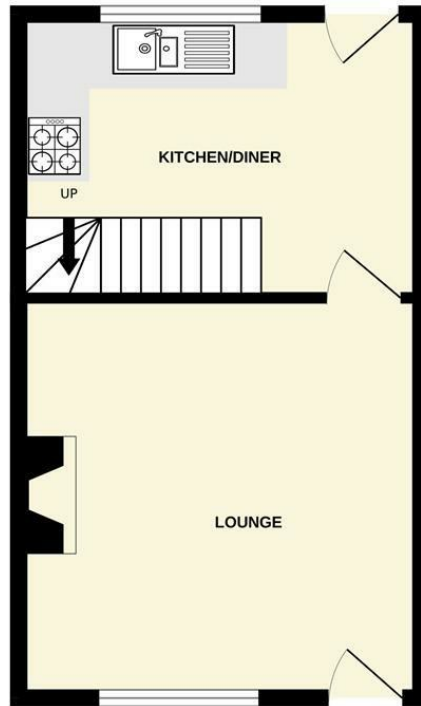
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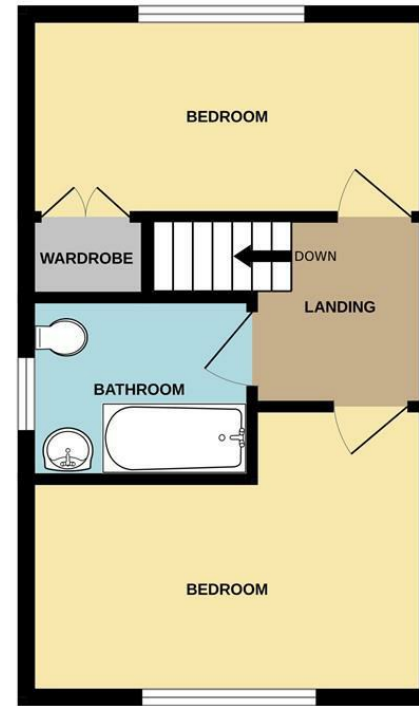




GROUND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR  
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (58.0 sq.m.) approx.

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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