



29 Hollincross Lane, Glossop, Derbyshire, SK13 8JQ

A completely refurbished stone built end terraced house, offering living space arranged over three floors within easy reach of the town centre. Briefly the property comprises of a front lounge, a fitted dining kitchen with new appliances, two first floor bedrooms, a brand new bathroom with shower and on the top floor, an attic bedroom with skylight window. New gas fired central heating, pvc double glazing and floor coverings. Attached 18ft garage, walled frontage, gated garden area/drive and rear yard. Energy Rating C

£264,500

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 to the central traffic lights and turn right onto Victoria Street. Follow the road up the hill and round to the left and eventually turn right into Hollincross Lane where the property can be found on the left hand side.

GROUND FLOOR

Lounge

14'5 x 13'9 (less chimney breast)

Double glazed composite front door, pvc double glazed front window, central heating radiator, gas and electric meter cupboards, door through to:

Dining Kitchen

14'0 x 8'10

A range of brand newly fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric

oven, work tops over with an inset coloured Franke one and a half bowl sink and mixer tap, ceramic hob and filter hood, integrated fridge/freezer, matching wall cupboards with pelmet lighting, Baxi gas fired condensing boiler and radiator, understairs cupboard, pvc double glazed rear window and external rear door.

FIRST FLOOR

Landing

Spindled balustrade and return stairs leading to the attic.

Bedroom One

13'10 x 11'7

Pvc double glazed front window and central heating radiator.

Bedroom Two

8'10 x 8'9

Pvc double glazed rear window and central heating radiator.

Bathroom

A brand newly fitted, white three piece suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin with mixer tap and vanity unit, close coupled wc, towel radiator and pvc double glazed rear window.

SECOND FLOOR

Attic Bedroom

13'9 x 10'7 plus 13'8 x 4'10

Two Velux double glazed skylight windows, central heating radiator and partly restricted head height.

OUTSIDE

Attached Garage

18'10 (max) x 10'1

Double timber doors.

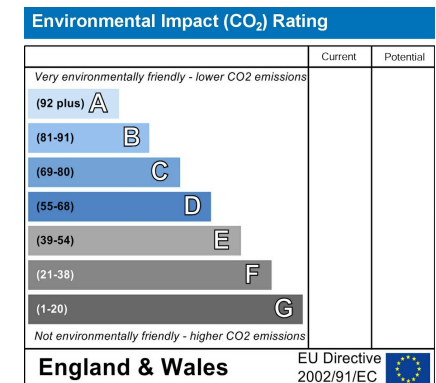
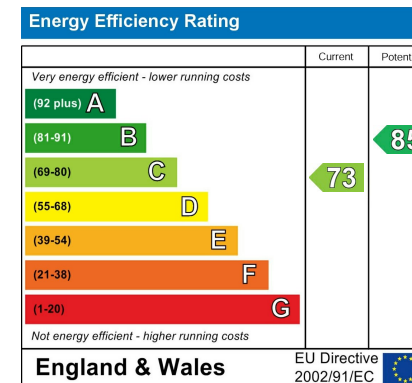
Gardens

The property has a gated driveway/garden area, a rear yard and attached garden store.

Our ref: Cms/cms/0206/25

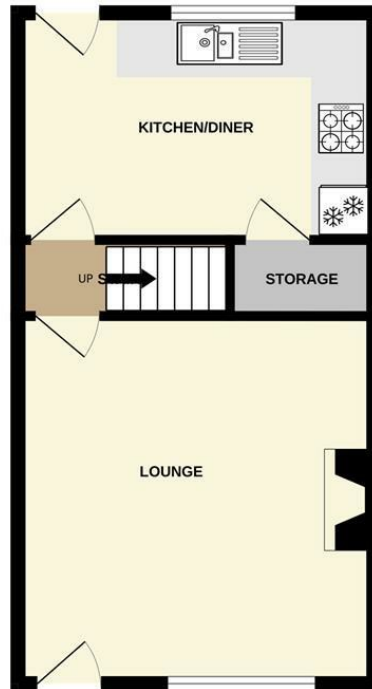
Agents Notes - HMRC Directive

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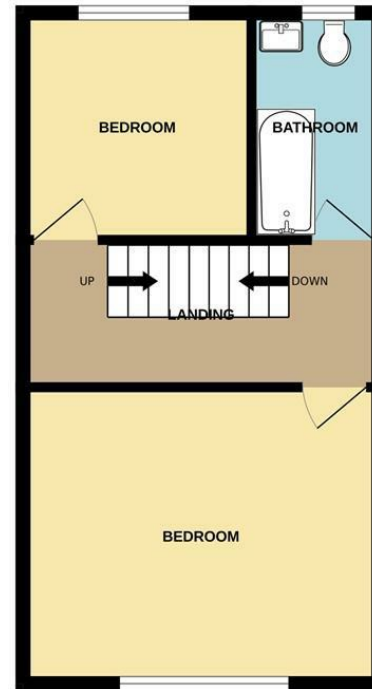




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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