



jordanfishwick

29 HOLLINCROSS LANE GLOSSOP SK13 8JQ

£264,500

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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

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 band 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.

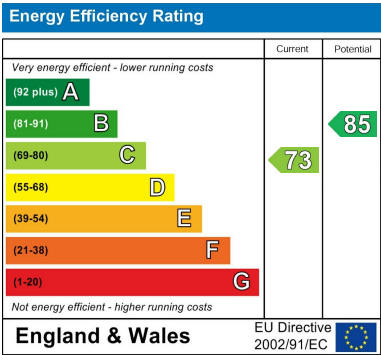
OUTSIDE

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
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



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