





## 54 Hollincross Lane, Glossop, Derbyshire, SK13 8EB

A double fronted stone built end terraced house, within a well regarded part of Glossop and offered for sale with No Onward Chain. Briefly comprising an enclosed front porch, front lounge and useful store/cloak room, dining kitchen with appliances, two first floor bedrooms, a bathroom with shower and spacious landing/study area. Gas central heating, pvc double glazing, walled frontage and shared rear garden. Energy Rating D

## Offers In The Region Of £169,950

### 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. Continue up the hill and follow the road round to the left and eventually turn right into Hollincross Lane where the property can be found on the right hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc front door, double glazed window and glazed door through to:

#### Lounge

14'0 (less chimney breast) x 13'7

Pvc double glazed front window, central heating radiator, cast iron fireplace and doors to:

#### Store Room

11'11 x 6'4 narrowing to 1'1

Pvc double glazed front window, central heating radiator, gas and electric meter cupboard.

#### Dining Kitchen

13'0 narrowing to 8'0 x 10'3 (plus stairs)

With fitted base and wall cupboards finished in gloss white, plumbing for an automatic washing machine and slimline dishwasher, work tops with an inset single drainer stainless

steel sink unit, gas cooker and filter hood, central heating radiator, understairs recess, pvc double glazed rear window, external rear door and stairs leading to:

## FIRST FLOOR

### Landing/Study Area

Worcester gas fired combination boiler and two central heating radiators, doors to:

### Bedroom One

10'10 x 10'0 (less chimney breast)

Pvc double glazed front window and central heating radiator.

### Bedroom Two

10'10 x 10'8 narrowing to 5'10

Pvc double glazed front window and central heating radiator.

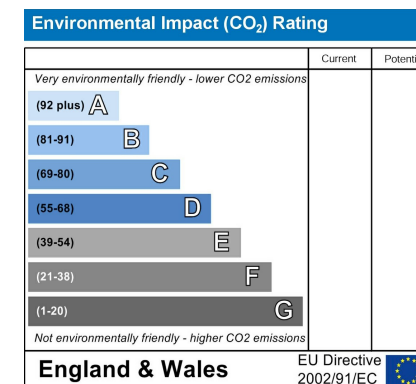
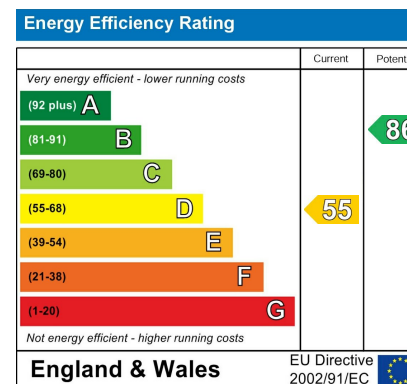
### Bathroom

A white suite including a panelled bath with shower over, close coupled wc and pedestal wash hand basin with mixer tap, linen cupboard, central heating radiator and pvc double glazed rear window.

## OUTSIDE

### Walled Frontage & Shared Rear Garden

Our ref: Cms/cms/0226/25



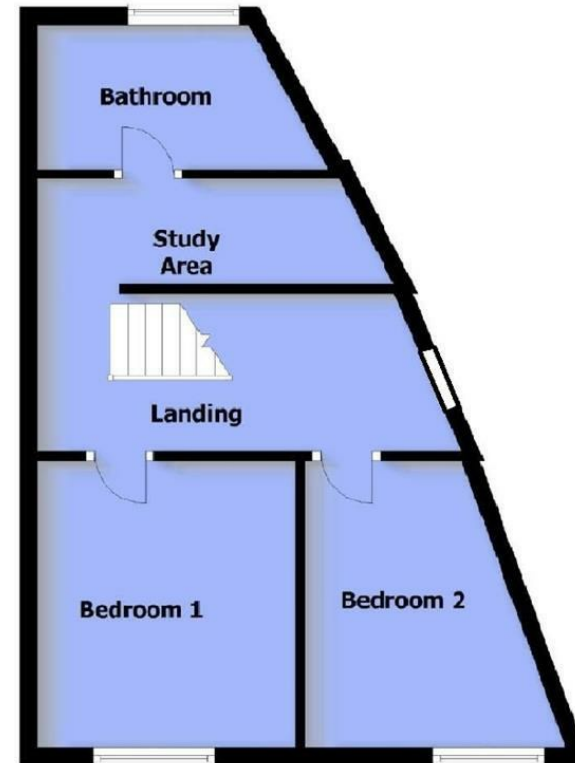




**Ground Floor**



**First Floor**



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