





# 5 West Street, Tintwistle, Glossop, Derbyshire, SK13 1LS

Arranged over three floors, this immaculately presented mid terraced house is guaranteed to impress! Within the heart of Tintwistle, which borders the beautiful High Peak countryside, the property briefly comprises a front lounge with feature fireplace and decorative log burning stove, a modern kitchen with appliances and space for a table, two first floor bedrooms, a modern bathroom with shower and a useful loft room with front dormer window. Walled frontage and enclosed shared rear yard with stone shed. Energy Rating D

## £220,000

### 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 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. Then turn left onto Conduit Street, follow this to the end then turn right onto West Street where the property is on the right hand side.

### GROUND FLOOR

#### Lounge

13'7 x 13'3

Double glazed composite front door, pvc double glazed front window, central heating radiator, storage and meter cupboards, two wall light points, feature fireplace, laminate wood flooring and door leading through to:

### Dining Kitchen

13'4 x 9'11 (max less stairs)

A range of modern kitchen units including base cupboards and drawers, wine racks, built-in electric oven, plumbing for an automatic washing machine, work tops over with an inset one and a half bowl stainless steel sink unit and mixer tap, gas hob and filter hood, matching wall cupboards with pelmet lighting, integrated fridge freezer, central heating radiator, pvc double glazed rear window and external rear door, spindled stairs leading to:

### FIRST FLOOR

#### Landing

Spindled balustrade and doors leading off to:

#### Bedroom One

13'4 x 10'5

Pvc double glazed front window, central heating radiator, fitted wardrobes and understairs cupboard.

## Bedroom Two

9'11 x 5'9

Pvc double glazed rear window and central heating radiator.

## Bathroom

A modern white three piece suite including a panelled bath with mixer tap and shower over, circular wash hand basin and mixer tap, low level wc, chrome finish towel radiator and pvc double glazed rear window.

## SECOND FLOOR

### Loft Room

11'10 x 9'6 (max less stairs)

Pvc double glazed front dormer window, central heating radiator and door to:

### Loft storage

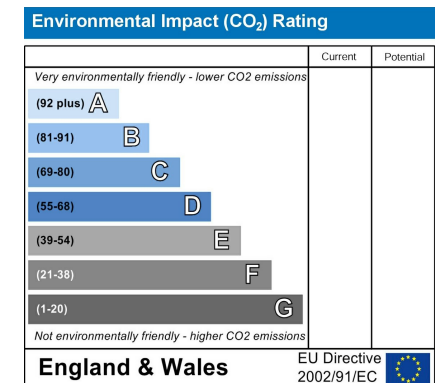
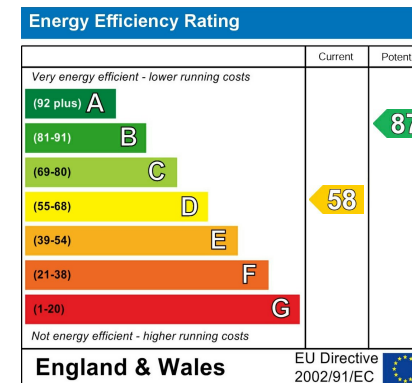
8'2 x 6'10 (max)

Restricted head height and access to eaves storage.

## OUTSIDE

### Raised Frontage, Shared Rear Yard & Stone Shed

Our ref: Cms/cms/0502/25











These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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