



*jordan* fishwick

31 ASHTON STREET GLOSSOP SK13 8JP

**£199,950**

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With scope for some updating and further improvement, a stone built end terraced house, within only half of a mile from the town centre and railway station, offered for sale with No Onward Chain. With gas central heating, pvc double glazing and comprising an entrance vestibule, front lounge, separate dining room and small kitchen outrigger, three first floor bedrooms and a bathroom with shower. Walled frontage and South facing rear yard with garden store. Energy Rating D

### Directions

From our office on High Street West proceed in an Easterly direction, once at the central traffic lights turn right onto Victoria Street, follow the road up the hill and round to the left onto Charlestown Road, and then turn right onto Ashton Street and the property is on the left hand side.

### GROUND FLOOR

#### Vestibule

Double glazed composite front door, glazed door leading through to:

#### Lounge

14'4 x 14'0 (less vest & chimney breast)  
Pvc double glazed front window, fitted gas fire and fire surround, central heating radiator, gas and electric meter cupboards a door through to:

#### Dining Room

14'0 x 9'7 (plus stairs)  
Pvc double glazed rear widow, central heating radiator, understairs cupboard and door through to:

#### Kitchen

9'1 x 5'4  
Pvc double glazed rear window and external rear door, single drainer stainless steel sink unit, gas cooker point, base and wall cupboards, central heating radiator

### FIRST FLOOR

#### Landing

#### Bedroom One

14'1 x 8'2  
Pvc double glazed front window and central heating radiator.

#### Bedroom Two

9'6 x 9'2 (plus recess)  
Pvc double glazed rear window, central heating radiator and boiler cupboard, access to the loft space.

#### Bedroom Three

10'1 x 5'8  
Gable window and central heating radiator.

#### Bathroom

A white panelled bath with Redring electric shower over, pedestal wash hand basin and close coupled wc, pvc double glazed rear window.

#### OUTSIDE

#### Gardens

The property has a walled frontage and rear yard with brick garden store.

Our ref: Cms/cms/0513/25

#### 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.



GROUND FLOOR 1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		85
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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