





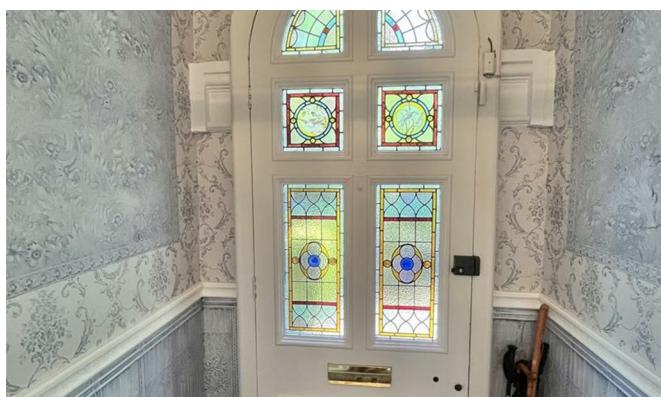
## Features

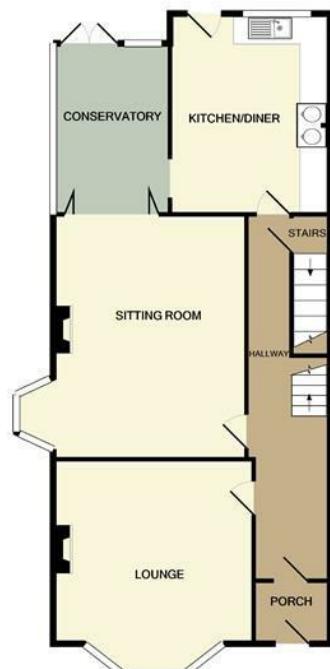
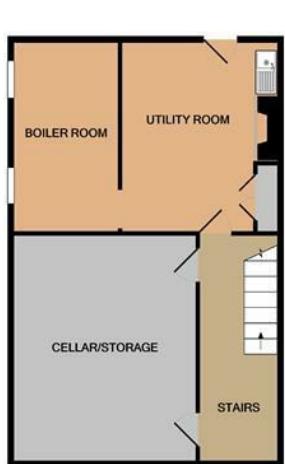
- Howard Park Conservation Area
- Late Victorian Semi-Detached Family House
- Three Bedrooms, Bathroom & Shower Room
- Two Reception Rooms, Conservatory & Breakfast Kitchen
- EPC D & Council Tax G
- Basement & Detached Former Coach House/Saddlery

An imposing late Victorian, stone built semi-detached family house, well presented throughout and arranged over three floors. Forming part of the Howard Park Conservation Area and in one of the most sought after locations in Glossop, the property has only recently had a complete re-roof with a 10 year guarantee and briefly comprises an entrance porch and hall, front sitting room, living room, conservatory and breakfast kitchen with Smallbone in-frame units, Granite tops and AGA. Upstairs there are two double bedrooms, a luxurious shower room, period style bathroom with free standing roll top slipper bath and on the top floor a spacious third bedroom. There is a useful three chamber basement offering great storage and further potential, whilst outside there is a large detached 2 storey former coach house/saddlery with huge potential for additional living space (subject to planning approval) together with mature, private gardens and parking for 4/5 cars. Energy Rating D



**DIRECTIONS:** From our office on High Street West proceed in a Westerly direction and at the first set of traffic lights turn right onto Arundel Street. Proceed up the hill and turn left immediately after the railway bridge onto North Road. Continue up the hill, through the cross roads with Talbot/Dinting Road and Oakleigh can be found on the left hand side

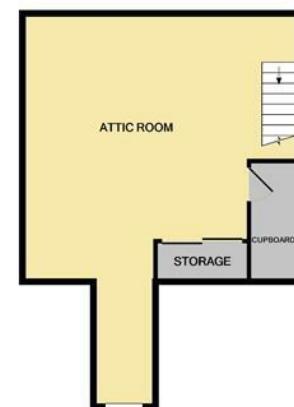




GROUND FLOOR  
APPROX. FLOOR  
AREA 1394 SQ.FT.  
(129.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1184 SQ.FT.  
(110.0 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 436 SQ.FT.  
(40.6 SQ.M.)

**TOTAL APPROX. FLOOR AREA 3624 SQ.FT. (336.7 SQ.M.)**  
 Whilst every effort has been made to ensure the accuracy of the information contained, no measurements of doors, windows, rooms and any other items are approximate and no representation is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix c2022



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.