





# 30 Manchester Road, Tintwistle, Glossop, Derbyshire, SK13 1LW

**\*\* SEE OUR VIDEO TOUR \*\*** A smart, stone built mid terraced house in the heart of popular Tintwistle with South facing raised deck and off road parking for up to three cars at the rear. Briefly the property, which is ready to simply move in, comprises on the ground floor an enclosed front porch, front lounge with multi-fuel burning stove and fireplace, a modern kitchen with appliances, two first floor bedrooms and a modern bathroom with shower. Energy Rating D

## £179,950

### 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 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. At the top, turn left onto Manchester Road and the property is on the left hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Composite front door and pvc double glazed window, slate flooring and glazed door leading through to:

#### Lounge

14'0 x 12'10 (less chimney breast)

Pvc double glazed front sash window with integral sealed Venetian

blinds, central heating radiator, brick fireplace and multi-fuel stove, fitted shelving and glazed door through to:

#### Dining Kitchen

10'9 x 10'4

A range of fitted kitchen units finished in gloss cream and comprising base cupboards and drawers, plumbing for an automatic washing machine, integrated dishwasher, work tops over with a coloured one and a half bowl sink and mixer tap, split level electric oven and ceramic hob, filter hood and wall cupboards, designer radiator and understairs cupboard, pvc double glazed rear sash window with integral sealed Venetian blinds, slate flooring, composite external rear door and turning stairs leading to:

### FIRST FLOOR

#### Landing

Access to the boarded loft space and doors leading off to:

## Bedroom One

13'1 x 11'10 (plus robes)

Pvc double glazed front sash window with integral sealed Venetian blinds, central heating radiator, full length fitted wardrobes and laminate wood flooring.

## Bedroom Two

10'2 x 6'4

Pvc double glazed rear sash window with integral sealed Venetian blinds and central heating radiator.

## Bathroom

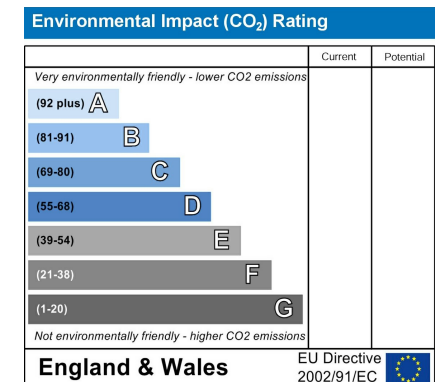
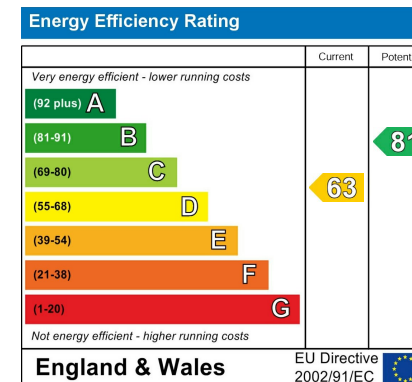
A white suite including a panelled shower bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin with mixer tap, close coupled wc, white towel radiator, cupboard with Vaillant gas fired combination boiler and pvc double glazed rear window.

## OUTSIDE

### Walled Frontage, Raised Deck & Parking

The property has a walled frontage with Indian stone, a raised South facing rear deck with storage under and there is parking space for up to three cars.

our ref: Cms/cms/0529/25

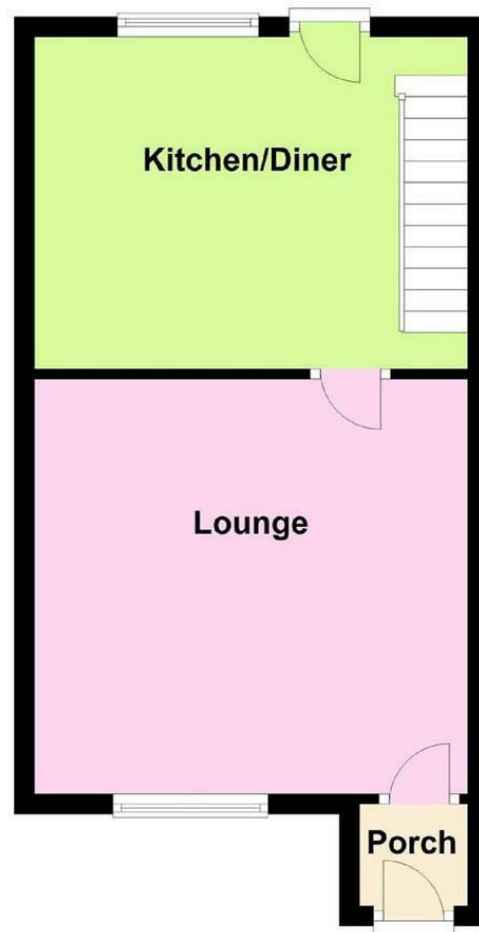








**Ground Floor**



**First Floor**



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