





# 42 Duke Street, Glossop, Derbyshire, SK13 8DU

A traditional stone built mid terraced house, offered for sale with No Onward Chain and with scope for some further improvement and updating. Briefly the property comprises a front lounge with a wood burning stove, a dining kitchen, two first floor bedrooms and a bathroom with shower. Gas central heating, pvc double glazing, walled frontage and garden area at the rear. Energy Rating C

## £165,000

### 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 and turn right before the traffic lights at Norfolk Square onto Market Street. This changes into Phillip Howard Road, at the end turn left into St Marys Road and towards the top, turn right into Duke Street where the property is eventually on the right hand side.

### GROUND FLOOR

#### Lounge

13'11 x 12'11 (less chimney breast)

Double glazed composite front door and pvc double glazed front window, central heating radiator, electric meter cupboard, wood burning stove and fireplace, fitted shelving and door leading through to:

#### Dining Kitchen

12'10 x 10'7 (plus stairs)

Fitted base cupboards and drawers, plumbing for an automatic washing machine, gas cooker point, work tops over with an inset single drainer stainless steel sink and mixer tap, wall cupboards, Ideal gas fired central heating boiler and radiator, understairs cupboard, pvc double glazed rear window and external rear door, stairs leading to:

### FIRST FLOOR

#### Landing

#### Bedroom One

13'10 x 12'9 (less chimney breast)

Pvc double glazed front window, central heating radiator, built-in wardrobe and shelved cupboard.

## Bedroom Two

10'6 x 6'10

Pvc double glazed rear window, central heating radiator, built-in wardrobe and access to the loft space.

## Bathroom

A coloured suite including a panelled bath with electric shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

## OUTSIDE

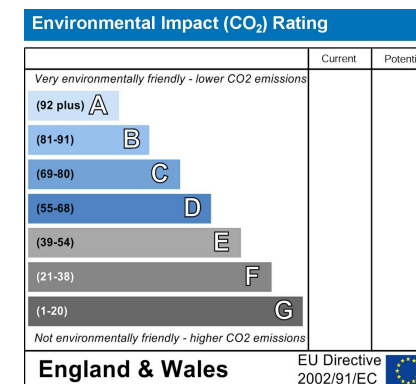
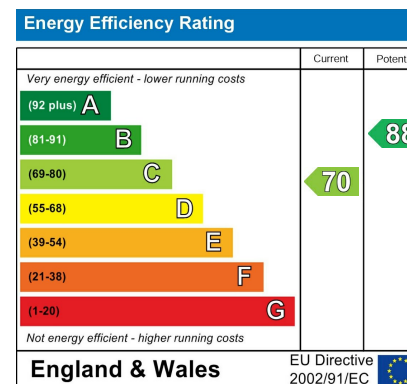
## Gardens

The property has a walled frontage and a rear garden area.

Our ref: Cms/cms/0324/25

## 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.









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.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

44 High Street West, Glossop, Derbyshire, SK13 8BH

**01457 858888**

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



