



56 Wood Street, Glossop, Derbyshire, SK13 8NL

A 1930's built, red brick, semi-detached house, offered for sale with No Onward Chain and with scope for further improvement. The property which enjoys an open forward aspect overlooking the local playing field briefly includes an entrance porch, entrance hall, front lounge with bay window, a dining kitchen, utility room and downstairs wc. Upstairs there are two double bedrooms and a spacious bathroom. Detached garage, off road parking, front and rear gardens, large garden shed. Energy Rating D

£230,000

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 to the central traffic lights at Norfolk Square and turn right into Victoria Street. Turn second left into Gladstone Street and then third right into Wood Street. The property can then be found on the right hand side identified by our Jordan Fishwick for sale board.

GROUND FLOOR

Enclosed Porch

Pvc double glazed front door and glazed door through to:

Entrance Hall

Central heating radiator, stairs to the first floor and doors leading off to:

Lounge

16'11 (max) x 13'9 (max)

Pvc double glazed front bay window, central heating radiator, gas coal effect fire and fireplace, electric meter cupboard.

Dining Kitchen

12'11 x 9'3 (plus recess)

Fitted kitchen units, work tops with an inset single drainer stainless steel sink, electric cooker point, understairs larder cupboard, central heating radiator, pvc double glazed rear window and external rear door, door to:

Utility Room

9'8 x 5'5

Plumbing for an automatic washing machine, wash hand basin, Ideal gas fired combination boiler, two side windows, gas meter and door to:

Downstairs Wc

Close coupled wc, central heating radiator and pvc double glazed rear window.

FIRST FLOOR

Landing

Access to the loft space and doors to:

Bedroom One

16'11 (max) x 9'8 plus 12'6 x 3'4 plus dormer

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

Bedroom Two

13'0 x 8'1

Pvc double glazed side window and central heating radiator.

Bathroom

A white panelled bath with Triton electric shower over, pedestal wash basin and close coupled wc,, linen cupboard, central heating radiator and pvc double glazed rear window.

OUTSIDE

Detached Garage

Concrete sectional garage with up and over door.

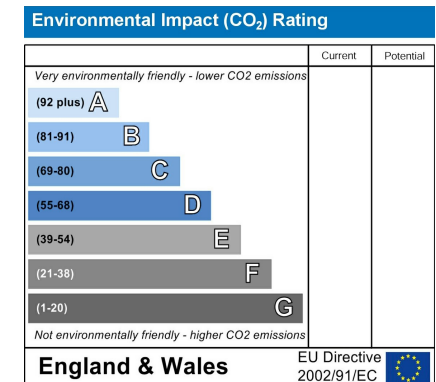
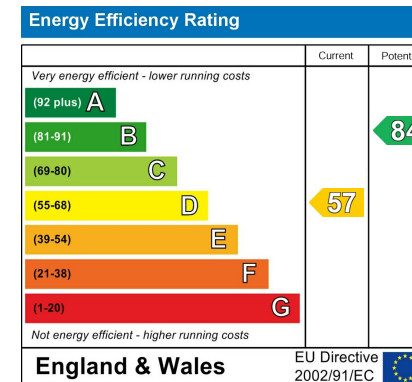
Gardens

The property has a front garden and driveway, a rear garden and large 11'5 x 5'7 garden shed.

Our ref:Cms/cms/0618/25

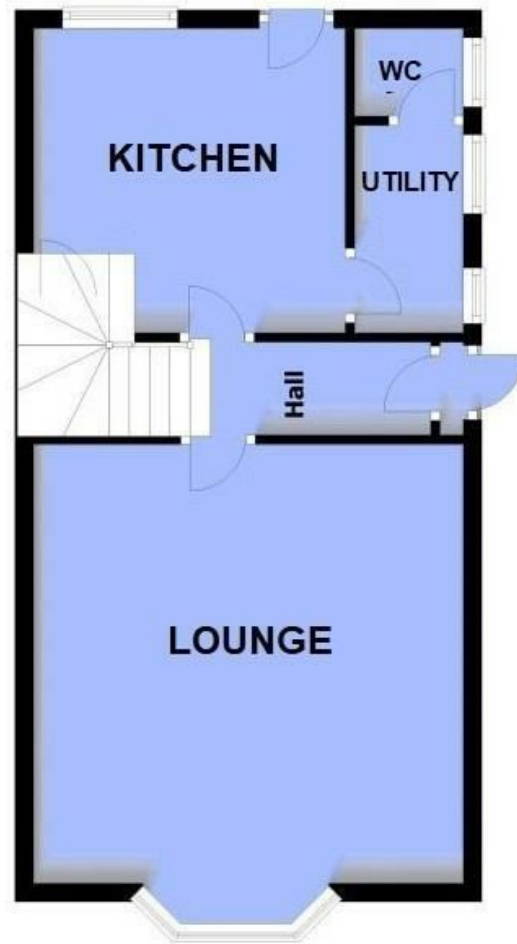
Agents Notes - HMRC Directive

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



First Floor



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

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