



**jordanfishwick**

41 WHITFIELD CROSS GLOSSOP SK13 8NW  
**£225,000**



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Located towards the top end of Whitfield and within 1/4 of a mile of Glossop town centre, a well presented stone built mid terraced house with living space arranged over three floors and briefly comprising an entrance vestibule, a front lounge with wood burning stove, fitted dining kitchen, two first floor bedrooms, a refitted bathroom with walk-in shower and a useful attic space with skylight. Walled frontage and rear garden with decked areas. Energy Rating C

Directions

From our office on High Street West, proceed in an easterly direction towards the central traffic lights at Norfolk Square. Turn right onto Victoria Street and then take the second left hand turn onto Gladstone Street. Follow the road round and eventually turn left into Whitfield Cross.

GROUND FLOOR

Entrance Vestibule

Front door and glazed door leading through to:

Lounge

13'10 (less chimney breast) x 13'8 (less vest)  
Pvc double glazed front window, central heating radiator, gas and electric meter cupboard, tv aerial point, Tiger multi-fuel burning stove and tiled hearth, door to:

Dining Kitchen

13'10 x 9'6  
A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, integrated fridge, solid oak butcher block work tops over with an inset Belfast type sink and mixer tap, inset gas hob, matching wall cupboards with pelmet lighting, Worcester gas fired combination boiler and radiator, two pvc double glazed rear windows, understairs recess and external rear door.

FIRST FLOOR

Landing

Central heating radiator and stairs leading to the attic.

Bedroom One

12'7 x 10'4  
Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Two

8'3 x 7'1 (plus rec)  
Pvc double glazed rear window and central heating radiator.

Bathroom

A refitted white four piece suite including a panelled bath with mixer tap and shower attachment, circular wash hand basin with slate bed, close coupled wc and tiled walk-in shower, chrome finish towel radiator, pvc double glazed rear window and down lighters.

SECOND FLOOR

Attic

13'6 x 12'2 (min) less stairs  
With partly restricted head height, double glazed Velux skylight window, central heating radiator and eaves storage.

OUTSIDE

Gardens

The property has a walled frontage, natural stone flagged rear yard and a couple of steps lead to the raised rear lawn, two decked areas and a garden shed.

our ref : Cms/cms/0607/25

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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility 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.  
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