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New Road

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57 New Road, Tintwistle, Glossop, Derbyshire, SK13 1JN

**** SEE OUR VIDEO TOUR **** Wow! An immaculately presented, stone built, mid terraced house, totally refurbished over the last couple of years and guaranteed to impress. The extended living space briefly comprising of a front lounge, fitted shaker style kitchen with appliances, a dining room extension, two first floor bedrooms and a modern bathroom with shower. Newly installed gas central heating and pvc double glazing, a walled frontage, rear patio area and a raised garden with summerhouse which takes advantage of views over the adjoining field and beyond. Energy Rating

£210,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Lounge

14'5 x 12'1 (less stairs & chimney breast)

Double glazed composite front door, pvc double glazed front window, two central heating radiators, electric meter cupboard, fireplace with realistic electric stove, laminate wood flooring, spindled stairs leading to the first floor and door through to:

Kitchen

11'1 (to cupboards) x 8'5

A range of newly fitted shaker style kitchen units including base cupboards and drawers, washing machine, built-in Bosch electric oven, wood block effect tops over with an inset one and a half bowl white ceramic sink and mixer tap, Bosch Induction

hob, filter hood, larder cupboards, integrated Smeg fridge freezer, Worcester gas fired combination boiler, decorative tiled floor and opening through to:

Dining Room

11'0 x 4'11

Central heating radiator, decorative tiled floor and pvc double glazed rear windows and door leading out to the rear garden.

FIRST FLOOR

Landing

Bedroom One

11'10 x 12'11 (max) 10'0 (min)

Pvc double glazed front window, central heating radiator and

ladder access to the loft space which has a double glazed skylight.

Bedroom Two

11'3 x 6'11

Pvc double glazed rear window and central heating radiator.

Bathroom

A modern white three piece suite including a panelled shower bath with mixer tap, shower over and shower screen, wash hand basin with vanity unit and low level wc, chrome finish towel radiator, tiled floor and pvc double glazed rear window.

OUTSIDE


Gardens


The property has a walled frontage, a flagged rear yard with a right of way for the neighbours and steps lead up to the raised garden which has a decked area, lawn and a path with flower beds leads to a summer house.

Our ref: Cms/cms/0310/25

Agents Notes - HMRC Directive

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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