



**Jordan fishwick**

29 DERBY STREET GLOSSOP SK13 8LZ

**£189,950**

## 29 DERBY STREET GLOSSOP SK13 8LZ

An unusual stone built corner terrace, close to the town centre, offering spacious living space and offered for sale with No Onward Chain. Briefly the property includes a front lounge, separate dining room and a kitchen with modern units, Upstairs there are two double bedrooms, a useful windowless room ideal for a home office or occasional third bedroom and a bathroom with shower. Shared rear yard and garden area. Energy Rating D

### Directions

From our office on High Street West proceed to the central traffic lights at Norfolk Square and turn right into Victoria Street. After a short distance turn left into Derby Street and the property is on the left hand side.

### GROUND FLOOR

#### Lounge

14'2 x 12'6 (max less chimney breast)

Pvc front door and pvc double glazed front window, central heating radiator, gas meter cupboard and doors leading through to both the kitchen and:

#### Dining Room

13'0 x 11'5 (max 0

Two pvc double glazed front windows, central heating radiator and electric meter cupboard.

#### Kitchen

12'3 x 12'0 (average) plus stairs

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, electric hob, filter hood and wall cupboards, central heating radiator, rear sash window, understairs cupboard, pvc double glazed external rear door.

### FIRST FLOOR

#### Landing

#### Bedroom One

13'9 x 12'9 (max) 9'8 (min)

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

12'6 x 11'2 (max meas)

Two pvc double glazed front windows and central heating radiator.

#### Home Office/Occasional Bedroom

10'4 x 8'11

Storage cupboard with access to the loft space, sun tunnel.

#### Bathroom

A white suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window, boiler housing the gas fired combination boiler.

#### Shared Rear Yard and Gardens

The property shares a rear yard and garden area with the neighbours.

Our ref: Cms/cms/1017/25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		67
(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		

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