



**GASCOIGNE
HALMAN**

13 CHARLES STREET, GLOSSOP, DERBYSHIRE, SK13
7DJ

THE AREAS LEADING ESTATE AGENT



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£192,000

Ideal for first time buyer and those looking to downsize, this well-proportioned end-terraced property enjoys a prominent central location with Glossop Railway Station and the Town Centre just a few minutes walk away.

Offered for sale with no onward chain. A stone built end of terrace comprising of an entrance vestibule, generous living room, breakfast kitchen, two good bedrooms and a bathroom.

The property is gas central heated and uPVC double glazed throughout and benefits from a south facing shared garden at the rear.

Ideal for first time buyers, landlords and those looking to downsize into a property close to local amenities. Early viewing is recommended.





THE ACCOMMODATION - GROUND FLOOR

A uPVC double glazed entrance door opens to an entrance vestibule, which in turn opens to a generous living room that includes a front facing uPVC double glazed window, wall lights, a radiator and an electric living flame effect fire with fireplace surround.

Towards the rear of the property is the breakfast kitchen. There is an L-shaped arrangement of base and wall units with worktops over, an inset stainless steel sink with drainer and mixer tap, tiled splashbacks and an integrated electric oven with electric hob and extractor over. There is additional space for a tall fridge freezer and a washing machine. Also in the kitchen area are the stairs to the first floor landing, a radiator and uPVC double glazed windows and door.

THE ACCOMMODATION - FIRST FLOOR

There are two bedrooms and a bathroom off the first floor landing. The larger bedroom faces to the front and includes a uPVC double glazed window and radiator. Bedroom two at the rear is a good sized single room with ample space for bedroom or office furniture and include a uPVC double glazed window and radiator.

Completing the accommodation is the bathroom. There is a panelled bath with shower over, a pedestal wash hand basin and a close coupled WC. The walls are partially tiled and there is a radiator, a frosted uPVC double glazed window to the rear and an airing cupboard with hot water cylinder.



GROUND FLOOR
304 sq.ft. (28.2 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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GLOSSOP OFFICE

01457 604244

glossop@gascoignehalman.co.uk

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

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