



**GASCOIGNE
HALMAN**

Sheffield Road, Glossop
£190,000

THE AREA'S LEADING ESTATE AGENCY



Ideal for first time buyers or those looking to downsize, this pleasant period end terrace benefits from off road parking and an enclosed garden at the rear, two bedrooms and a loft room and ample living space and is situated in a convenient location within walking distance of Glossop town centre and with Manor Park on its doorstep.

Property details

- A Pleasant Period End of Terrace
- Some Updating Required
- Double Glazing
- Gas Central Heating
- Local Amenities Including Railway Station in Walking Distance
- Off Road Parking at Rear
- Spacious Living Room, Kitchen and Laundry
- Two Bedrooms and Loft Room
- Convenient Location Close to Manor Park
- Enclosed Garden at Rear



About this property

It's quite rare to find a terraced property in the Glossop area with parking facilities so this is one of this properties attributes that is sure to appeal to potential buyers. There is also an enclosed low maintenance garden at the rear with gated access to and from the parking area.

The property itself offers generous accommodation over three floors. At ground floor level there is a living room with uPVC double glazed window, a radiator and multi-fuel stove, recessed shelving and access into the kitchen which comprises an L-shaped arrangement of base and wall units, worktops with an inset sink unit and space for appliances. There is also access into a rear porch/laundry area which is plumbed for a washing machine and provides access into the rear garden, whilst back in the kitchen area a staircase leads to the first-floor landing.

At first floor level the landing comprises a return staircase up to the loft room, twin storage cupboards and access to both bedrooms and the bathroom. The large front facing double bedroom has plenty of floor space for bedroom furniture, a uPVC double glazed window and a radiator, whilst the smaller rear facing bedroom also features a uPVC double glazed window and a radiator.

The bathroom comprises a three-piece suite in white. There is a panelled bath with hand shower attachment, a pedestal wash hand basin and a close coupled WC, tiled walls, a single radiator and a frosted uPVC double glazed window with inset extractor fan. Completing the accommodation is the versatile loft room which features two Velux double glazed windows, a radiator, a central light fitting, power sockets and some eaves storage.

The rear garden is split into two sections. A stone paved patio houses a timber shed and extends onto an area of artificial grass. A drystone wall runs along one boundary and fence panels the other, with a gate at the far end out into the parking area.





DIRECTIONS

SK13 8QJ

COUNCIL TAX BAND

A

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

High Peak Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING – To Be Confirmed

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

No

SOURCES OF FLOODING

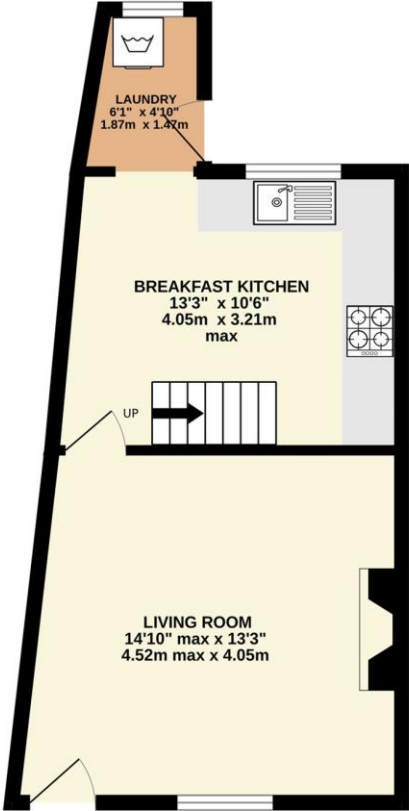
None

HAS PROPERTY BEEN FLOODED IN 5 YEARS

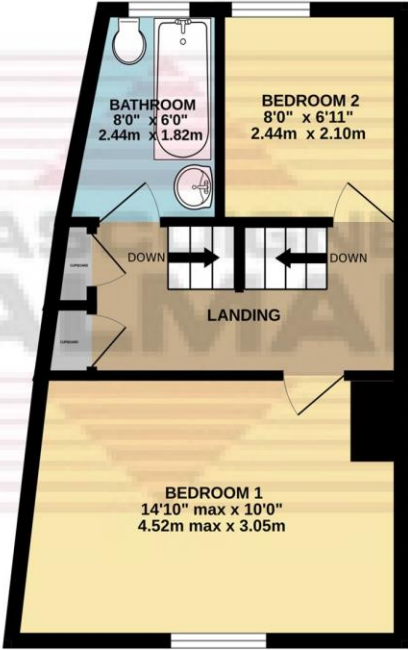
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

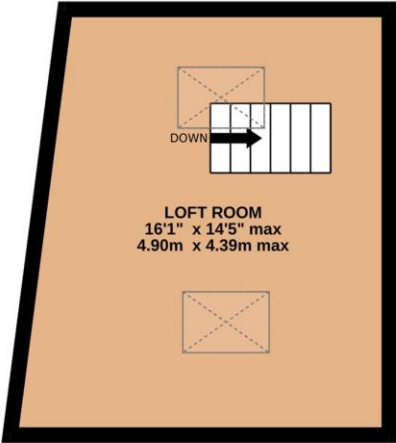
GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



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



2ND FLOOR
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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