

49 Norfolk Street, Glossop, Derbyshire, SK13 7QU



- FREEHOLD & NO VENDOR CHAIN
- Investment Opportunity - In need of renovation
- Characterful Hallway
- Two Reception Rooms
- Kitchen
- Cellar Room
- Three bedrooms
- Original Loft Room with Fixed Staircase
- Walking Distance to Railway
- Centre of Glossop

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Stepping Stones are delighted to offer for sale this period style mid stone terraced property with forecourt garden within walking distance to Glossop town centre in need of full refurbishment which would appeal to investors.

Nestled between Sheffield and Manchester on the edge of the breath-taking Peak District National Park, Glossop offers a host of local shopping and leisure facilities including a good selection of shops, restaurants, and pubs with home-cooked food, together with a direct rail link into Manchester City Centre. It is within proximity of numerous beautifully scenic doorstep walks, stunning open countryside, and has many additional leisure facilities including sports clubs, a leisure centre, swimming pool, tennis courts and an 18-hole golf course.

The internal accommodation in brief comprises; attractive and spacious entrance hallway, two reception rooms, kitchen extension and cellar to the ground and lower ground floors, the first floor offers three bedrooms, shower room and stairs to an original loft room.

Externally there is a small private garden leading to a communal garden through a gate.



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ENTRANCE HALLWAY

External door and timber and glazed stained glass internal door to a generous and characterful hallway with stairs to the first floor accommodation, attractive coving to ceiling, internal doors to the ground floor.



RECEPTION ROOM

13' 4" x 11' 2" (4.06m x 3.4m) uPVC double glazed window to the front elevation, coal effect gas fire with fire surround, ceiling light point with ceiling rose, deep skirting boards and attractive cornice to ceiling.



RECEPTION ROOM TWO

12' 2" x 12' 0" (3.71m x 3.66m) A further generous reception room with ceiling light point, uPVC double glazed window to the rear elevation, gas fire and fire surround, built in display cabinet, internal door to kitchen.



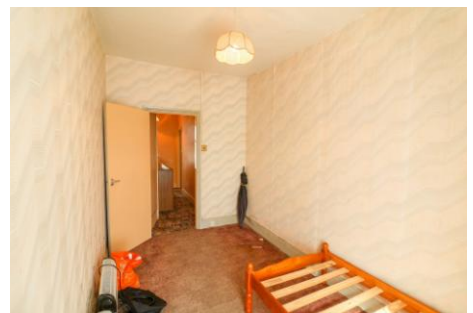
KITCHEN

9' 8" x 7' 8" (2.95m x 2.34m) Extension window to the side elevation, external door to rear courtyard garden, plumbing for automatic washing machine, stainless steel sink and drainer unit, wall mounted boiler, internal door to cellar.



CELLAR

15' 10" x 13' 2" (4.83m x 4.01m) Good head height with light point, stone steps from kitchen, electric meter point, storage, original stone slabs.



LANDING

Stairs from the ground to the first floor, uPVC double glazed window to the rear elevation, internal doors to the first floor accommodation and internal door to loft room.

MAIN BEDROOM

13' 5" x 8' 5" (4.09m x 2.57m) uPVC double glazed window to the front elevation with countryside views, ceiling light point.



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BEDROOM TWO

13' 5" x 7' 2" (4.09m x 2.18m) uPVC double glazed window to the front elevation, ceiling light point.

BEDROOM THREE

10' 9" x 6' 0" (3.28m x 1.83m) uPVC double glazed window to the rear elevation with countryside views, ceiling light point.

SHOWER ROOM

10' 0" x 4' 0" (3.05m x 1.22m) A three-piece suite comprising low-level WC, pedestal sink unit and shower cubicle, wall mounted heater, uPVC double glazed window to the rear elevation, ceiling light point.

LOFT ROOM

16' 5" x 16' 1" (5m x 4.9m) Velux style window, ceiling light point, stairs from the landing.

EXTERNALLY

Externally there is a small private garden leading to a communal garden through a gate.

DISCLAIMER

Tenure - Freehold
Council Tax Band - C
EPC Rate - E



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BASEMENT
292 sq.ft. (27.2 sq.m.) approx.

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.

2ND FLOOR
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.

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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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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