

97 High Street West, Glossop, Derbyshire, SK13 8BB



- NO VENDOR CHAIN
- Mid Terrace House
- Two Double Bedrooms
- Kitchen Diner
- Central Glossop Location

- Convenient location for shops and amenities
- Close to Transport Links
- Some refurbishment required.
- Ideal First Home
- Competitively Priced

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MAIN DESCRIPTION

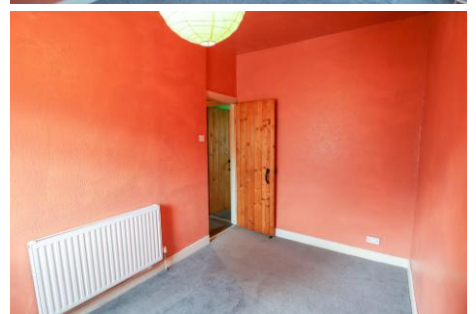
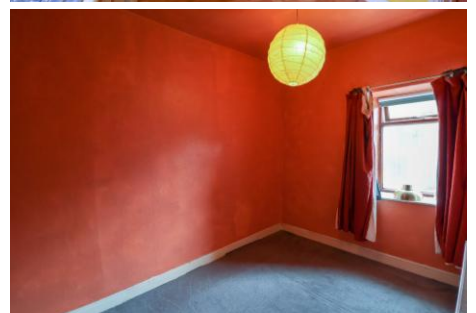
*****NO VENDOR CHAIN*****

Attention First Time Buyers, Stepping Stones are delighted to offer for sale this mid terrace stone cottage situated within the heart of Glossop Town Centre with shopping and transport facilities on its doorstep.

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 is in need of some updating and would make the perfect first home. The internal accommodation in brief comprises; Lounge and Kitchen/Diner to the ground floor and Two DOUBLE Bedrooms and Bathroom to the first floor.

There is a small area to the rear for pots or a bench - please note that there is no off-road parking for this property, the driveway in front of the property belongs to a local business.



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LOUNGE

13' 5" x 13' 4" (4.09m x 4.06m) External door to lounge and timber framed double glazed window to the front elevation, consumer unit housing, beams to ceiling, wall mounted radiator, gas fire with fire surround, TV aerial point, ceiling light point, internal latch door to kitchen diner and stairs to the first floor accommodation.

KITCHEN/DINER

13' 4" x 9' 3" (4.06m x 2.82m) A true kitchen diner with a range of high and low fitted kitchen units and contrasting worksurfaces with splashback tiling, four ring gas oven, wall mounted combination boiler, plumbing for automatic washing machine, wall mounted radiator, double glazed window to the rear elevation, ceiling light point, external door to the rear elevation.

LANDING

Stairs from the ground to the first floor, internal latch doors to the first-floor accommodation, loft access point, ceiling light point.

MAIN BEDROOM

11' 3" x 10' 1" (3.43m x 3.07m) A double bedroom with timber frame double glazed window to the front elevation, fitted cupboards to one wall, ceiling light points, floor mounted radiator.

BEDROOM TWO

10' 8" x 7' 7" (3.25m x 2.31m) A further double bedroom with double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

BATHROOM

8' 2" x 5' 3" (2.49m x 1.6m) A three-piece suite comprising low-level WC, sink cabinet unit and bath with over bath shower, window double glazed to the rear elevation, wall mounted radiator, splashback tiling, ceiling light point.

EXTERNALLY

Small area to the rear for pots or bench.

DISCLAIMER

Tenure - Leasehold

Annual Ground Rent - £4.50 per annum

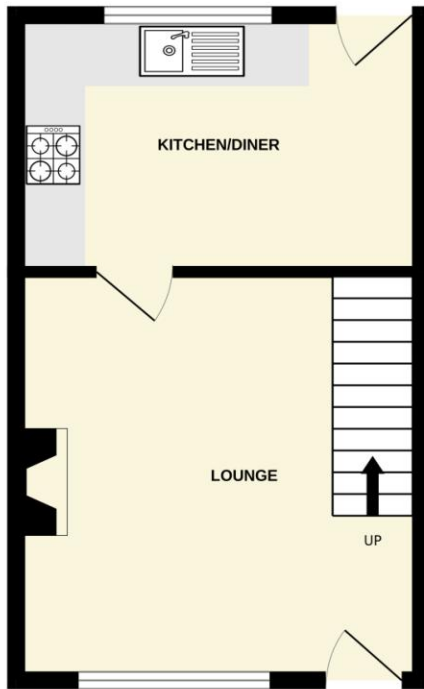
Term - 999 years from 1900

Council Tax Band - A

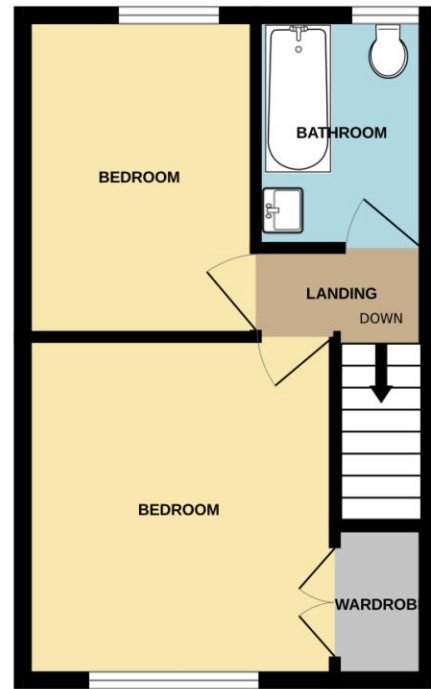
EPC Rate - awaiting



GROUND FLOOR



1ST FLOOR



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.

Stepping Stones Asset Management Limited, 18 High Street East, Glossop, SK13 8DA, 01457 858955.
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