

34 Shrewsbury Street, Glossop SK13 7AN



- *****GLOSSOP TOWN CENTRE*****
- Spacious Stone Property
- Entrance Hallway
- Two Reception Rooms
- Kitchen

- 2 x Wood Burners
- Three Bedrooms
- Two Original Loft Rooms
- Small Private Yard & Communal Gardens
- Close Proximity To Glossop Town

34 Shrewsbury Street, Glossop SK13 7AN

MAIN DESCRIPTION

Glossop Town CentreStepping Stones are delighted to offer for sale this very spacious stone property situated just a short distance from Glossop Town Centre High Street.

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 would suite a medium to large family and in brief comprises; Entrance Hallway, Lounge and Dining Room with wood burning stoves and Kitchen/Breakfast to the ground floor and Three Bedrooms, Bathroom and Separate w/c to the first floor with steps providing access to the second floor original loft rooms.

Externally there is a small private yard leading to a well maintained communal garden with private stone outbuilding.

This is a perfect family home and would equally be attractive to those investors looking for HMO potential or Buy to Let Investments.



34 Shrewsbury Street, Glossop SK13 7AN

ENTRANCE VESTIBULE & HALLWAY

Entrance vestibule external door to vestibule with internal timber and glazed door to hallway with tiled flooring wall mounted radiator ceiling light point with ceiling rose stairs to the first floor accommodation internal doors to the ground floor.

LOUNGE

15' 3" x 15' 0" (4.65m x 4.57m) A very generous reception room with window to the front elevation, multi fuel burning stove with fire surround, attractive cornice and picture rail, ceiling light point, wall mounted radiator, meter point cupboard.

DINING ROOM

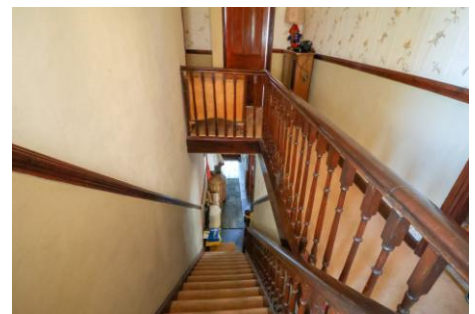
15' 8" x 15' 2" (4.78m x 4.62m) uPVC double glazed window to the rear elevation, multi fuel burning stove and fire surround, picture rail to ceiling, light point, internal doors to kitchen and under stairs storage cupboard, uPVC double glazed window to the side elevation, floor mounted designer radiator.

KITCHEN/BREAKFAST ROOM

11' 6" x 11' 4" (3.51m x 3.45m) A generous sized kitchen diner with 2 x uPVC double glazed windows to the side and rear elevations, large Belfast sink with drainer, space for gas cooker, plumbing for automatic washing machine and dishwasher, wall mounted Worcester boiler, space for tall fridge freezer, ceiling light point x 2, stable door providing access to the private rear courtyard and shared garden beyond.

LANDING

Stairs from the ground to the first floor, uPVC double glazed window to side elevation with countryside views, ceiling light point, storage cupboard, internal doors to the first floor accommodation.



34 Shrewsbury Street, Glossop SK13 7AN

MAIN BEDROOM

19' 2" x 15' 3" (5.84m x 4.65m) A very generous double bedroom with two windows to the front elevation, feature fireplace, wall mounted radiator, ceiling light point, picture rail.



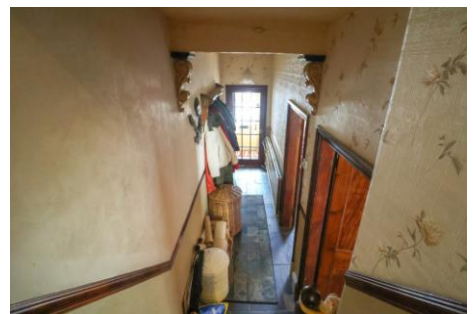
BEDROOM TWO

15' 1" x 13' 2" (4.6m x 4.01m) A further generous double bedroom with window to the rear elevation, wall mounted radiator, picture rail, ceiling light point, feature fireplace.



BEDROOM THREE

12' 0" x 8' 7" (3.66m x 2.62m) flying freehold with uPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, door through to attic room.

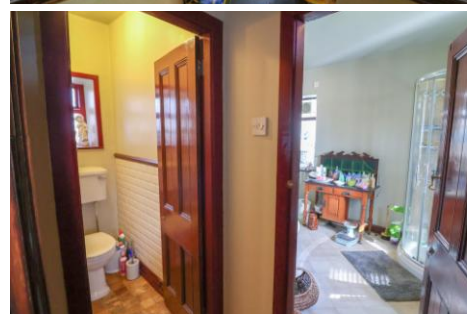


ATTIC ROOMS

Fixed staircase to 2 attic rooms one flying freehold with wall mounted radiator ceiling light point and two wall light points and velux window and internal door through to 2nd attic room with wall light points

Attic one 16' 4" x 8' 9"

Attic to 6' 7" x 20' 0"



BATHROOM

11' 2" x 8' 4" (3.4m x 2.54m) A three-piece suite comprising; rolltop freestanding bath with mixer tap, separate shower cubicle and pedestal sink unit, attractive splashback tiling, ceiling light point x 2, window to the rear and side elevations, floor mounted designer radiator, attic space.



SEPERATE W/C

5' 6" x 2' 7" (1.68m x 0.79m) with w/c and window to the rear elevation, ceiling light point, splashback tiling, wall mounted radiator.



34 Shrewsbury Street, Glossop SK13 7AN

EXTERNAL

Externally to the front is a walled and gated forecourt garden and to the rear is a small private courtyard leading to a well maintained shared garden with stone outbuilding.

DISCLAIMER

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floor plans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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

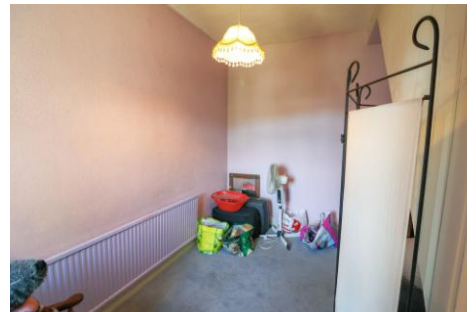
Tenure - Leasehold

Annual Ground Rent - £1.53 per annum

Term - 999 years from date of build

Council Tax Band - C

EPC Rate - D



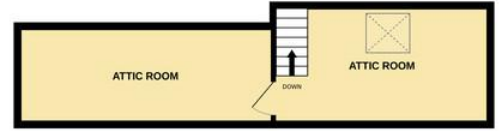
GROUND FLOOR
709 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1818 sq.ft. (168.9 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.
Made with Metropix ©2024

Whilst every effort has been made to ensure the accuracy of our particulars, the content shall not form a legally binding contract. Neither Stepping Stones, nor the vendor or lessor accepts any responsibility in respect of any errors which may occur accidentally, nor is such information intended to be a statement or representation of fact. Any prospective purchaser or lessee must conduct their own inspection to satisfy themselves as to the accuracy of each statement contained within our property descriptions. In the event floorplans are provided within particulars, it should be noted they are for illustrative purposes only and not necessarily to scale.

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.
Company Registration Number 10234493. VAT Registration Number 289737140.