

4 Halls Court, Glossop, Derbyshire, SK13 8BE



- *****NO VENDOR CHAIN*****
- Stone Semi Detached
- Two Bedrooms
- Kitchen
- Central Glossop Location
- Convenient location for shops & amenities
- Close to Transport Links
- Some refurbishment required
- Ideal Downsizing, First Home or Buy To Let Investment
- Competitively Priced

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MAIN DESCRIPTION

NO VENDOR CHAIN

Attention First Time Buyers, Downsizers and Buy To Let Investors, Stepping Stones are delighted to offer for sale this stone semi-detached cottage situated within the heart of Glossop Town Centre with shopping and transport facilities on its doorstep with a riverside aspect.

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 or downsizing property for those buyers needing easy access to local amenities. The internal accommodation in brief comprises; Entrance Porch, Lounge and Kitchen to the ground floor and Two Bedrooms and Family Bathroom to the first floor.



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ENTRANCE PORCH

uPVC double glazed entrance door to porch with uPVC double glazed window, internal timber door to lounge.

LOUNGE

14' 0" x 13' 0" (4.27m x 3.96m) Beams to ceiling, ceiling light, Three wall light points, consumer unit and meter point cupboard, wall mounted radiator, uPVC double glazed windows to the side and front elevation, wall mounted radiator, internal door to kitchen.

KITCHEN

13' 6" x 8' 4" (4.11m x 2.54m) A range of high and low fitted kitchen units with contrasting worksurfaces, splashback tiling, plumbing for automatic washing machine, space for gas oven, ceiling light point, uPVC double glazed window to side elevation, stairs to the first floor accommodation.

LANDING

Stairs from the ground to the first floor, ceiling light points, two internal doors to the first floor accommodation, storage cupboard.

MAIN BEDROOM

13' 6" x 10' 3" (4.11m x 3.12m) A generous sized double bedroom with uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator.

BEDROOM TWO

8' 3" x 5' 7" (2.51m x 1.7m) uPVC double glazed window to the side elevation with riverside view, wall mounted radiator, ceiling light point, loft access point.

BATHROOM

8' 8" x 5' 0" (2.64m x 1.52m) A three-piece suite comprising low-level WC, bath with over bath shower and pedestal sink unit, ceiling light point, uPVC double glazed window to the rear elevation, wall mounted radiator.

DISCLAIMER

Tenure - Leasehold

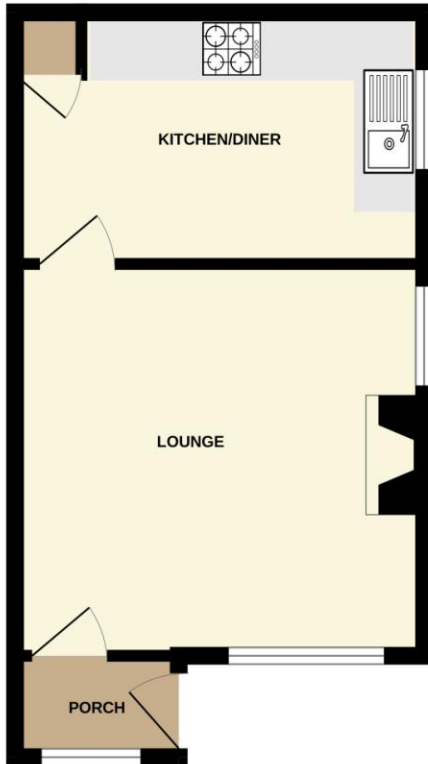
Annual Ground Rent - £1.25pa

Council Tax Band - A

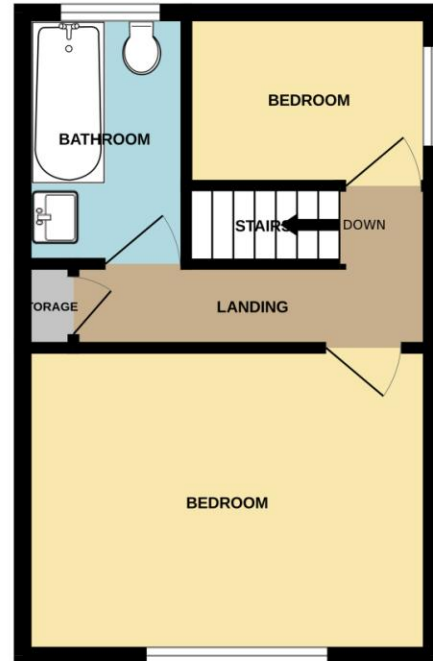
EPC Rate - D



GROUND FLOOR



1ST FLOOR



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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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