

1 Shaw Street, Glossop, Derbyshire, SK13 8DW



- FREEHOLD
- Glossop Town Centre Location
- Deceptively Large Property
- 1800s Stone Built End Terrace
- Four Bedrooms + Office
- Two Reception Rooms
- South Facing Courtyard & Shared Garden
- Excellent Travel links to City Centre
- Close to Local Schools & Amenities
- Sought After Location

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MAIN DESCRIPTION

FREEHOLD

Stepping Stones are delighted to offer for sale the spacious 1800s stone built end terrace in a sought after area in Glossop town centre within walking distance to Philip Howard School and Little Beavers Nursery.

This deceptively spacious four-bedroom end-terrace, located in the heart of Glossop town centre, offers an abundance of space and character combining period charm and generous living space. The internal accommodation is tastefully decorated and presented throughout which in brief comprises, Entrance Hallway, Lounge with feature fireplace, Dining Room and Kitchen to the ground floor. To the first floor there are Four Bedrooms, spacious Office/Dressing Room and Family Bathroom.

To the rear, you'll find a south-facing courtyard and access to a shared lawned garden, offering a sunny outdoor space in a central location.

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 9-hole golf course.

Originally two separate cottages, this charming home now offers versatile accommodation with the added flexibility to adapt the layout to suit the needs of its new owner.

Viewing is highly recommended.



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ENTRANCE HALLWAY

External door leading into hallway, ceiling light point, internal doors to reception rooms, wall mounted radiator, stairs leading to upstairs accommodation.

DINING ROOM

11' 9" x 11' 5" (3.58m x 3.48m) uPVC double glazed window to front elevation, wall mounted radiator. ceiling light point, beams to ceiling, internal timber door leading through to kitchen.

KITCHEN

15' 3" x 7' 7" (4.65m x 2.31m) A range of high and low fitted kitchen units with contrasting work surfaces and splashback tiling, stainless steel sink with drainer unit and separate taps, four ring induction hob with over hob extractor fan and electric oven, space for tall fridge freezer, space for and plumbing for washing machine, wall mounted radiator, under stair storage area, uPVC double glazed window and door leading to the courtyard garden.

LOUNGE

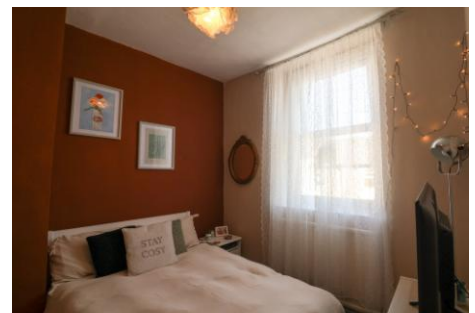
17' 9" x 16' 9" (5.41m x 5.11m) Two uPVC double glazed windows to front and side elevations, exposed beams, feature stone fireplace and chimney breast, wall mounted radiator.

LANDING

Stairs from the ground to the first floor, internal doors to the first floor accommodation, three ceiling light points.

MAIN BEDROOM

12' 8" x 9' 0" (3.86m x 2.74m) uPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, internal storage cupboard.



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BEDROOM TWO

8' 9" x 8' 3" (2.67m x 2.51m) uPVC double glazed window to rear elevation with garden aspect, ceiling light point, wall mounted radiator.



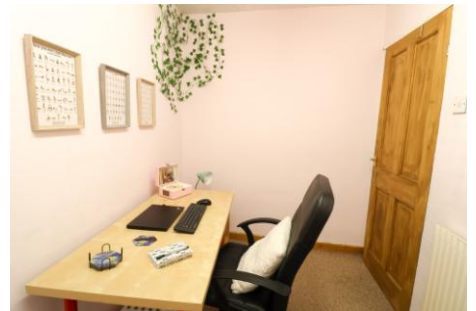
BEDROOM THREE

10' 0" x 6' 1" (3.05m x 1.85m) uPVC double glazed window to rear elevation with garden aspect, ceiling light point, wall mounted radiator.



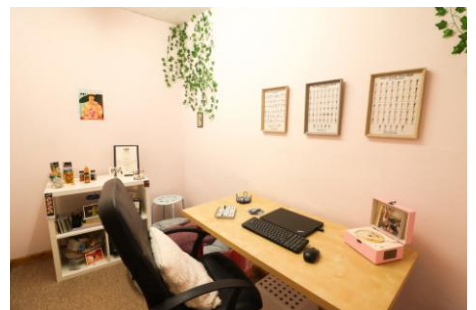
BEDROOM FOUR

14' 7" x 9' 5" (4.44m x 2.87m) uPVC double glazed window to side elevation, wall mounted radiator, ceiling light point.



OFFICE / DRESSING ROOM

9' 6" x 5' 4" (2.9m x 1.63m) A versatile room with loft access, a ceiling light point, and a wall-mounted radiator. This space would make a fabulous office, dressing room, or crafting room.



BATHROOM

10' 2" x 4' 6" (3.1m x 1.37m) A four-piece suite comprising low-level WC, pedestal sink, bath and shower unit with waterfall showerhead and handheld showerhead, splashback tiling throughout, uPVC double glazed window to rear elevation, ceiling light point, wall mounted towel rail.

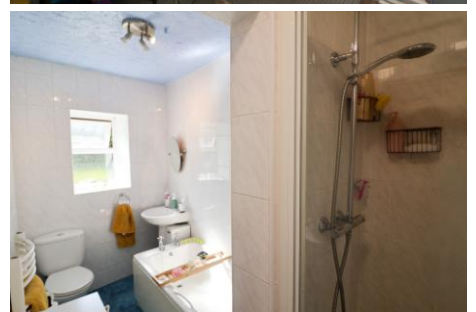


EXTERNALLY

Externally to the rear a south-facing courtyard and access to a shared lawned garden.

DISCLAIMER

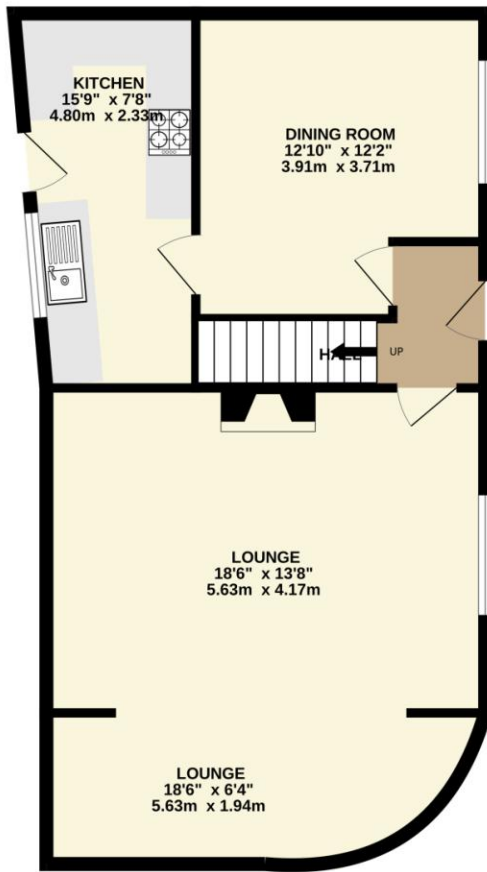
Tenure - Freehold
Council Tax Band - C
EPC Rate - E
Gas Central Heating



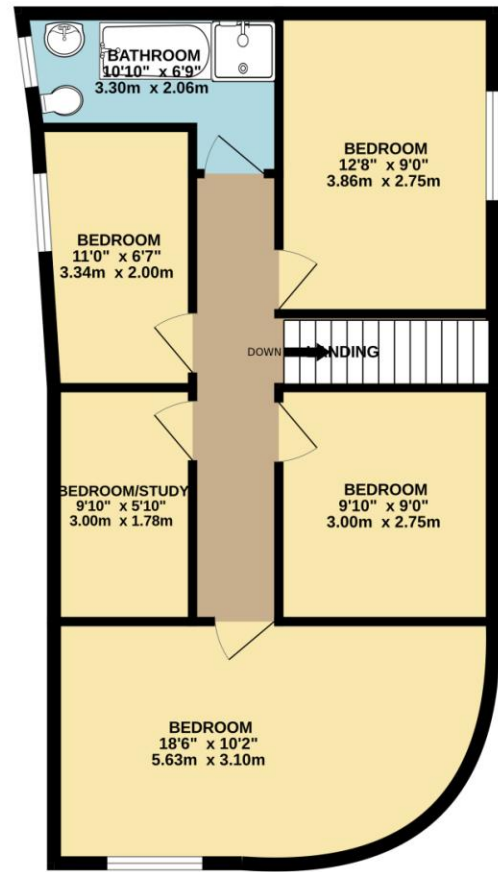
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GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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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