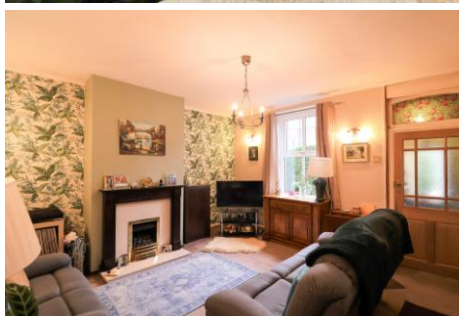


113 Gladstone Street, Glossop SK13 8NG



- *****FREEHOLD*****
- 1890s Spacious Stone Cottage
- Entrance Vestibule
- Three **DOUBLE** Bedrooms
- Kitchen/Diner
- South Facing Rear Garden
- Close to large child friendly play area
- Near to Glossop Railway Station
- Close to Glossop Town Centre
- Ideal First Home or Downsizing

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MAIN DESCRIPTION

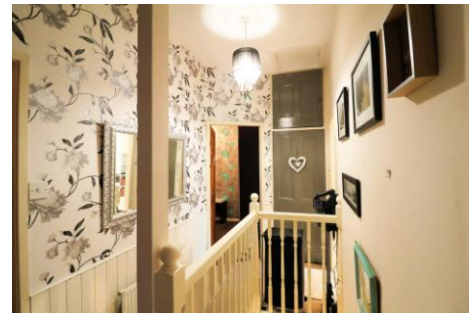
Stepping Stones are delighted to offer for sale this impressive Freehold 1890s mid stone cottage situated just a short distance from Glossop Town centre. Full of character and space and ideally situated in a desirable part of Glossop, close to amenities, large play area and local schools. Boasting three generously sized double bedrooms, a spacious kitchen/diner, and a south-facing rear garden, this lovely home offers the perfect blend of period charm and modern living. Whether you're a first-time buyer or looking to downsize, this property provides a rare opportunity to enjoy comfort, convenience and a vibrant community setting.

Internally the accommodation comprises; Entrance Vestibule, Lounge and Kitchen/Diner to the ground floor and Three DOUBLE Bedrooms and Family Bathroom to the first floor. Externally there is a walled and gated forecourt garden and a lawned rear garden with patio area.

Glossop is a thriving market town located on the edge of the Peak District National Park in Derbyshire. Combining rich industrial heritage with stunning natural surroundings, it offers a unique lifestyle that appeals to families, professionals, and outdoor enthusiasts alike.

The town boasts a strong sense of community and a wide range of amenities including independent shops, cafés, restaurants, supermarkets, and excellent local schools. Glossop's popular High Street and historic buildings add charm, while nearby Manor Park and surrounding countryside provide plenty of opportunities for walking, cycling, and outdoor leisure.

Glossop is also exceptionally well connected. Glossop Train Station provides regular direct services to Manchester Piccadilly, making it a convenient base for commuters. In addition, the town offers easy access to the M67 and surrounding transport links, ensuring smooth travel across the region. Whether you're drawn by its character, convenience, or countryside, Glossop offers an outstanding quality of life in a scenic and well-serviced setting.



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ENTRANCE VESTIBULE

Eternal door and uPVC double glazed windows, light point and door to lounge.

LOUNGE

14' 3" x 14' 1" (4.34m x 4.29m) A generous sized lounge with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, gas coal affect fire with fire surround, TV aerial, .4 x wall light points, internal door through to kitchen diner.

KITCHEN/DINER

14' 3" x 13' 2" (4.34m x 4.01m) A range of high and low fitted kitchen units with contrasting splashback worksurfaces, fitted breakfast bar, integrated electric oven and five ring gas hob with over hob extractor fan, ceiling spotlights, ceiling light point, wall mounted boiler, plumbing for automatic washing machine, stainless steel sink and drainer unit, corner carousel larder unit, external timber stable door providing access to the rear garden, stairs to the first floor accommodation.

LANDING

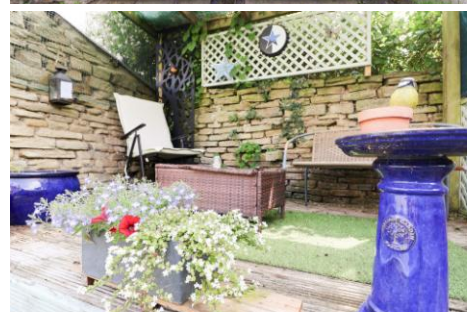
Stairs from the ground to the first floor, ceiling light point, storage cupboard, loft access point, wall mounted radiator, internal doors to the first floor accommodation.

MAIN BEDROOM

11' 6" x 9' 5" (3.51m x 2.87m) A double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fitted double wardrobes.

BEDROOM TWO

9' 10" x 9' 2" (3m x 2.79m) A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.



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BEDROOM THREE

14' 2" x 7' 5" (4.32m x 2.26m) A further double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

BATHROOM

A three-piece suite comprising; low-level WC, wall hung sink unit and bath with over bath shower, ceiling spotlights, splashback tiling, extraction fan, wall mounted radiator, uPVC double glazed window to the rear elevation.

EXTERNALLY

There is a walled and gated forecourt garden and a lawned rear garden with patio area.



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DISCLAIMER

The vendor has provided the following information to the best of their knowledge, purchasers should make their own independent enquiries.

Council Tax Band Rating - B

Council - High Peak Borough Council

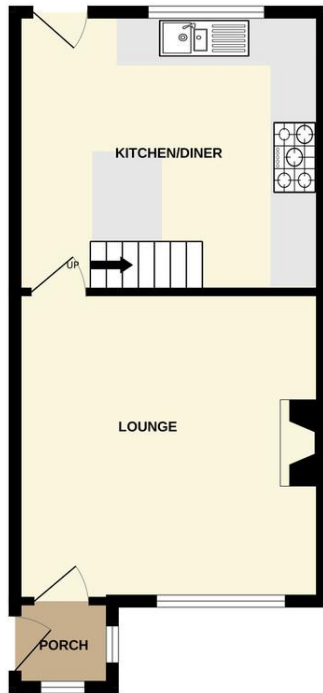
Tenure: Freehold

EPC Rate - D

Key Information

- Freehold
- Built in 1888
- Current vendors have lived in the property for 21 years and are now downsizing
- Loft is part-boarded with Velux window (no fitted ladder)
- uPVC windows installed in 2016 with certification
- New boiler and new front door installed
- Newly fitted shower
- Roof replaced in 2020
- Consumer unit located in the lounge (installed 2007)
- No rewire required
- Kitchen includes a pull-out carousel corner larder unit
- No water meter
- Internet connection available
- Right of way for one neighbour only at the top of the garden (not used)
- Neighbourhood noted as friendly and supportive

GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 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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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.