

11 Station Street, Glossop, Derbyshire, SK13 8BT



- FREEHOLD & NO VENDOR CHAIN
- Central Glossop location
- Stones throw from railway station
- Lounge
- Fitted kitchen
- First-floor bathroom
- Boarded loft room
- Rear garden
- Ideal for commuters
- Perfect first home or investment

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MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

Situated in the heart of Glossop and just a stone's throw from the railway station, this charming two-bedroom stone-built cottage offers superb convenience alongside character and practicality.

The property comprises a welcoming lounge and fitted kitchen to the ground floor. To the first floor are two well-proportioned bedrooms and a family bathroom. In addition, there is a boarded loft room providing excellent additional storage space.

Externally, the property benefits from a rear garden, offering private outdoor space to relax or entertain.

Located centrally, the home enjoys immediate access to local shops, cafés, restaurants and everyday amenities. Glossop railway station provides direct links into Manchester, making this an ideal choice for commuters. With the Peak District close by, buyers can also enjoy outstanding countryside and walking routes right on the doorstep.

Perfect for first-time buyers, commuters, or buy-to-let investors seeking a well-positioned home in a consistently popular area.



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ENTRANCE VESTIBULE

3' 5" x 3' 6" (1.04m x 1.07m) Accessed via a uPVC double-glazed entrance door into the vestibule with ceiling light point, gas meter and internal door leading through to the lounge.



LOUNGE

13' 1" x 12' 6" (3.99m x 3.81m) A generously sized lounge with uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling light point and exposed beams to the ceiling, feature fireplace, opening through to the kitchen diner.



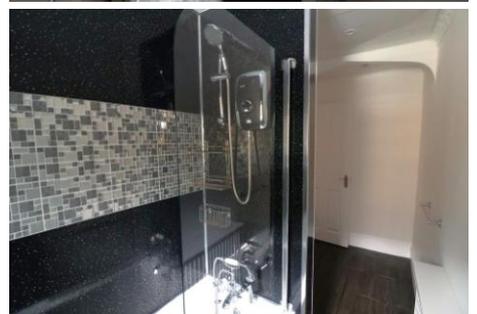
KITCHEN

12' 9" x 6' 5" (3.89m x 1.96m) A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, attractive slate windowsill with uPVC double glazed window to the rear elevation and external door providing access to the garden, integrated eye level electric oven, four ring electric hob, under counter storage, cupboard housing boiler, plumbing for automatic washing machine, stainless steel sink and draining board with mixer tap, wall mounted radiator, ceiling light point, exposed beam to ceiling, stairs to the first floor accommodation.



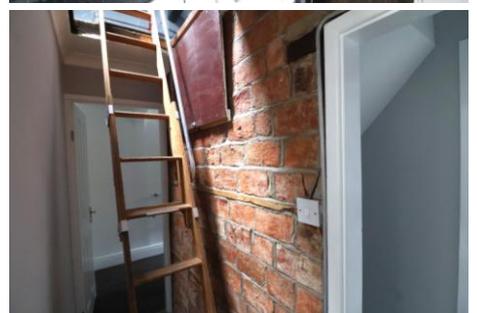
LANDING

Stairs from the ground to the first floor, ceiling light point x two, internal doors to the first floor accommodation, exposed brick wall and loft access point.



MAIN BEDROOM

A double bedroom with uPVC double glazed window to the front elevation with countryside views, fitted storage over bed area, wall mounted radiator, ceiling light point, feature fireplace.



BEDROOM TWO

8' 1" x 6' 5" (2.46m x 1.96m) uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built in closet and storage shelves.



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BATHROOM

12' 0" x 4' 2" (3.66m x 1.27m) A three-piece suite comprising low level WC bath with over bath shower and handheld Victorian style mixer tap with shower and pedestal sink unit, splash back boarding, ceiling spotlight, uPVC double glazed window to the rear elevation, wall mounted radiator.

BOARDED LOFT SPACE

13' 2" x 13' 1" (4.01m x 3.99m) Velux style window, power points, ceiling strip light, loft hatch with pull down ladders, restrictive head height.

EXTERNAL

A private a fully enclosed rear garden slightly elevated with storage shed, faux lawn, outside water tap and gated to the rear.

DISCLAIMER

The vendor has advised the following:

Property Tenure - Freehold

EPC Rate - Awaiting

Council Tax Band Rating - A

Council - High Peak Borough Council



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