



## 37 Gladstone Street, Glossop

£225,000 Leasehold

Character stone cottage • Central Glossop location • Close to high street, pubs & schools • Through lounge diner with log burner • Feature beams & slate flooring • Fitted kitchen with utility area • Two double bedrooms • Stylish four-piece bathroom • Loft room with countryside views • Rear garden access



Situated on Gladstone Street in the heart of Glossop, this charming character stone cottage offers beautifully presented accommodation blending period features with modern comforts. Just a short stroll from the bustling high street, residents can enjoy a wide range of independent shops, cafés, traditional pubs, and well-regarded local schools, making it ideal for families and professionals alike.

The property opens via a vestibule into a welcoming through lounge diner, featuring a striking fireplace and a cosy wood-burning stove, perfect for relaxed evenings. The space flows naturally into the dining area, enhanced by characterful stone flooring and exposed ceiling beams, creating a warm and characterful atmosphere.

To the rear, the well-appointed kitchen offers a range of fitted units with attractive double oven along with a useful utility area and access to the rear garden.

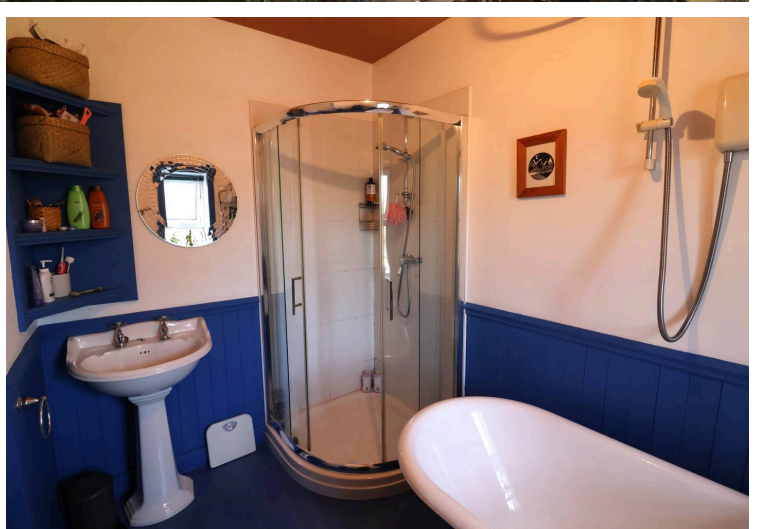
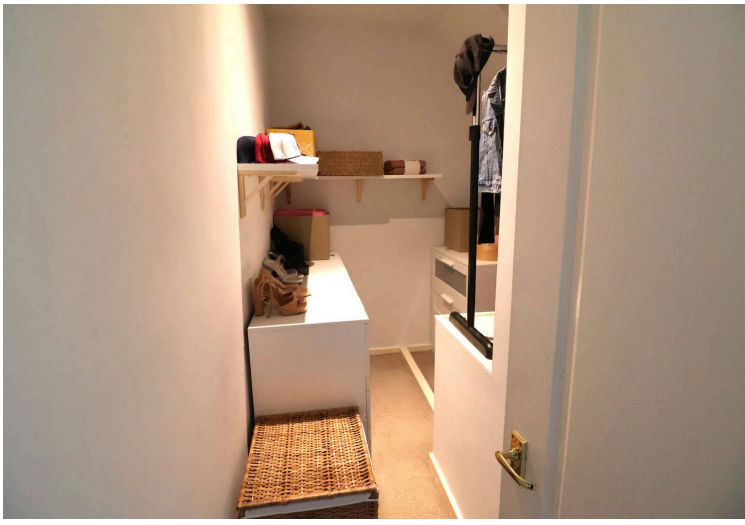
Upstairs, there are two generous double bedrooms, both enjoying plenty of natural light, with the rear bedroom benefiting from far-reaching countryside views. The bathroom is fitted with a stylish four-piece suite, including a freestanding roll-top bath and separate shower. Off the landing is a very spacious and versatile storage cupboard or walk-in wardrobe/office space adding further practicality.

A standout feature is the fully boarded and carpeted dormer loft room, offering additional flexible living space with stunning elevated views, making this perfect storage area, home office or hobby/yoga studio.

To the rear is a private garden with open aspect and countryside views.

Council Tax band: B

Tenure: Leasehold



## ENTRANCE VESTIBULE

Entrance vestibule, PVC double glazed external door to vestibule with internal timber door to lounge

## LOUNGE

26' 1" x 12' 3" (7.95m x 3.73m)

A characterful through lounge/diner with uPVC double glazed window to the front elevation, feature fireplace wall mounted, radiator, meter point cupboard, stairs to the first floor accommodation, opening through to the dining area with attractive stone flagged flooring, ceiling light point, wood-burning stove, beam to ceiling, wall mounted radiator, internal door to kitchen.

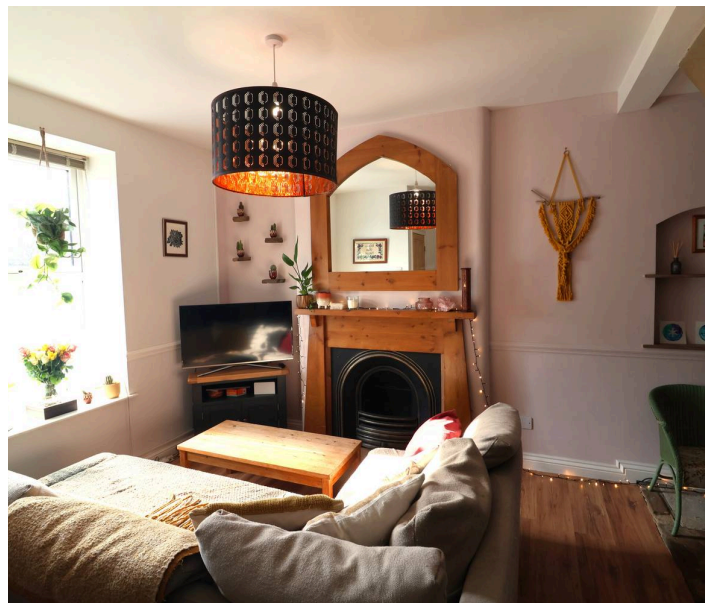
## KITCHEN

14' 3" x 6' 8" (4.34m x 2.03m)

A range of high and low fitting kitchen units with contrasting work services, double oven with 6 ring gas hob, plumbing for automatic washing machine, Space for tall fridge/freezer, wall mounted radiator, wall mounted Worcestershire combination boiler, uPVC double glazed window and door providing access to the rear garden, ceiling light points x 2.

## LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation and stairs providing access to the boarded loft room.





#### **MAIN BEDROOM**

12' 5" x 9' 0" (3.79m x 2.74m)

A double bedroom with uPVC double glazed window to the rear elevation with far reaching uninterrupted countryside views, wall mounted radiator, ceiling light

#### **BEDROOM TWO**

12' 3" x 10' 0" (3.73m x 3.05m)

A further double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

#### **BATHROOM**

9' 5" x 5' 9" (2.87m x 1.75m)

A four piece suit comprising low-level WC, pedestal sink unit, freestanding roll top bath and shower cubicle, ceiling light point, attractive paneling to walls, wall mounted heated towel rail, uPVC double glazed window to the rear elevation. 9.5x5.9

#### **Storage Cupboard/ Walk in wardrobe**

9' 4" x 5' 4" (2.85m x 1.63m)

Storage cupboard/walking wardrobe with ceiling light.

#### **Loft Room**

18' 3" x 16' 7" (5.56m x 5.06m)

Fully boarded and carpeted dorma loft room with uPVC double glazed Windows to the rear elevation with far reaching countryside views, wall mounted radiator, ceiling light point x 2

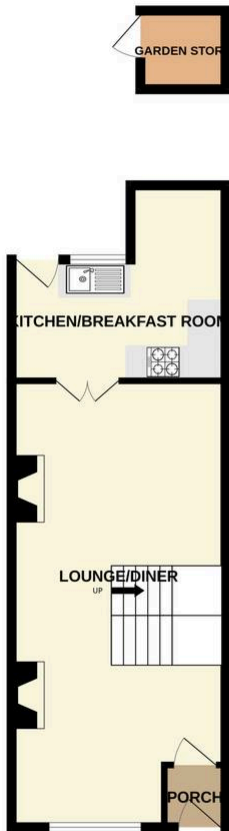




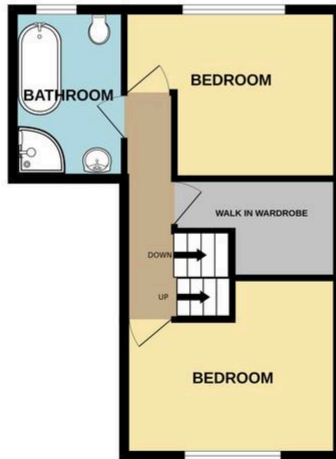
## **GARDEN**

Private rear garden with open aspect and countryside views.

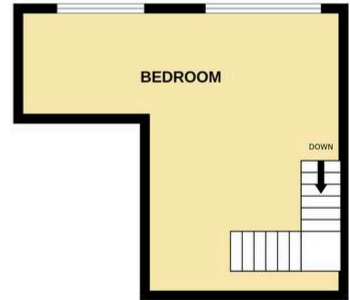
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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