



**JF**  
*jordan fishwick*

# 19 Princess Street, Glossop, Derbyshire, SK13 8DS

A traditional stone built mid terraced house in central Glossop, offered for sale with No Onward Chain. Briefly the property which has gas central heating and pvc double glazing includes an entrance vestibule, front lounge with fireplace, dining kitchen, two first floor bedrooms and a bathroom with shower. Walled frontage, communal rear garden and stone garden shed. Energy Rating D

## £179,950

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

**44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888**

### **Directions**

From our office on High Street West proceed in an easterly direction and your second right onto Market Street, this becomes Phillip Howard Road, follow this to the top and go straight ahead over the junction onto Princess Street and the property is on the left hand side.

### **GROUND FLOOR**

#### **Entrance Vestibule**

Pvc double glazed front door, and door through to:

#### **Lounge**

13'11 x 13'5 (max) (less vest)

pvc double glazed front window, central heating radiator, gas and electric meter cupboards, gas coal effect fire, marble inset and hearth, fire surround and door through to:

### **Dining Kitchen**

13'5 x 11'6 (less stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit with mixer tap, gas hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed rear window and external rear door, open tread stairs to:

### **FIRST FLOOR**

#### **Landing**

Access to the loft space.

## Bedroom One

11'3 (plus robes) x 10'10

Pvc double glazed front window, central heating radiator and full length fitted wardrobes with sliding mirror doors.

## Bedroom Two

8'7 x 8'6 (plus door rec)

Pvc double glazed rear window, central heating radiator and storage cupboard.

## Bathroom

A white panelled bath with electric shower over, matching pedestal wash hand basin and close coupled wc, white towel radiator and pvc double glazed rear window.

## OUTSIDE

### Communal Garden & Garden Store

the property has a walled frontage and shared rear garden with garden store.

Our ref:Cms/cms/0617/25

### Agents Notes - HMRC Directive

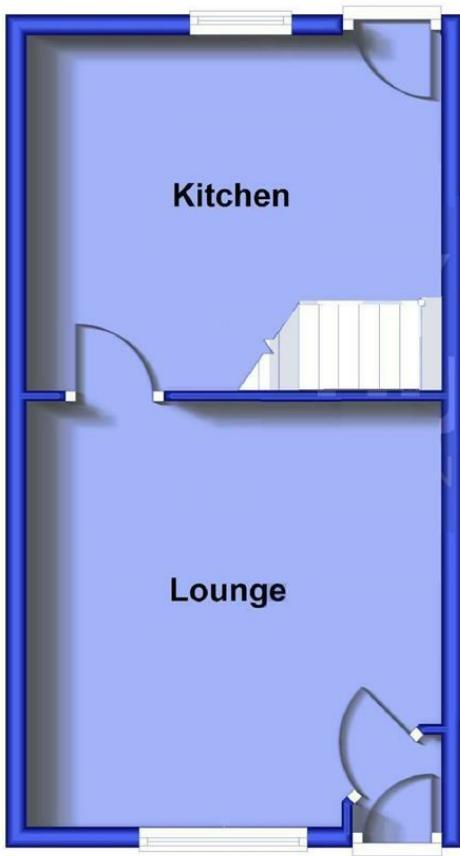
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

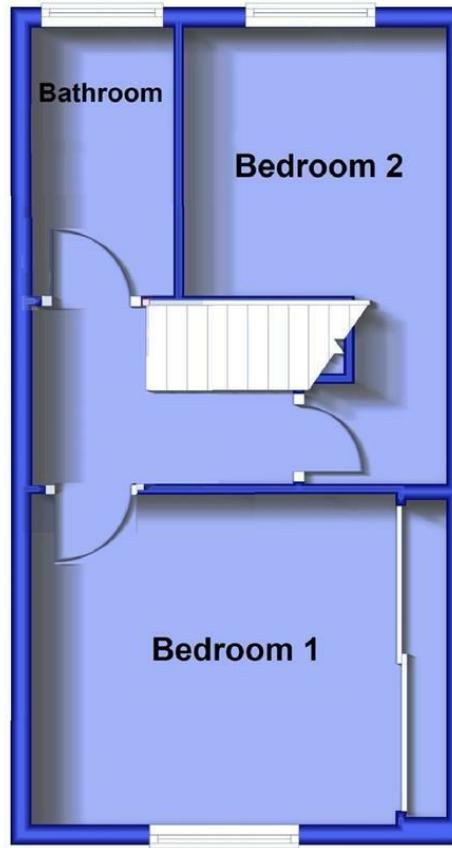
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



## Ground Floor



## First Floor



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Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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