



54 Hollincross Lane, Glossop, Derbyshire, SK13 8EB

A double fronted stone built end terraced house, within a well regarded part of Glossop and offered for sale with No Onward Chain. Briefly comprising an enclosed front porch, front lounge and useful store/cloak room, dining kitchen with appliances, two first floor bedrooms, a bathroom with shower and spacious landing/study area. Gas central heating, pvc double glazing, walled frontage and shared rear garden. Energy Rating D

Offers In The Region Of £169,950

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 to the central traffic lights and turn right onto Victoria Street. Continue up the hill and follow the road round to the left and eventually turn right into Hollincross Lane where the property can be found on the right hand side.

GROUND FLOOR

Enclosed Front Porch

Pvc front door, double glazed window and glazed door through to:

Lounge

14'0 (less chimney breast) x 13'7

Pvc double glazed front window, central heating radiator, cast iron fireplace and doors to:

Store Room

11'11 x 6'4 narrowing to 1'1

Pvc double glazed front window, central heating radiator, gas and electric meter cupboard.

Dining Kitchen

13'0 narrowing to 8'0 x 10'3 (plus stairs)

With fitted base and wall cupboards finished in gloss white, plumbing for an automatic washing machine and slimline dishwasher, work tops with an inset single drainer stainless steel sink unit, gas cooker and filter hood, central heating radiator, understairs recess, pvc double glazed rear window, external rear door and stairs leading to:

FIRST FLOOR

Landing/Study Area

Worcester gas fired combination boiler and two central heating radiators, doors to:

Bedroom One

10'10 x 10'0 (less chimney breast)

Pvc double glazed front window and central heating radiator.

Bedroom Two

10'10 x 10'8 narrowing to 5'10

Pvc double glazed front window and central heating radiator.

Bathroom

A white suite including a panelled bath with shower over, close coupled wc and pedestal wash hand basin with mixer tap, linen cupboard, central heating radiator and pvc double glazed rear window.

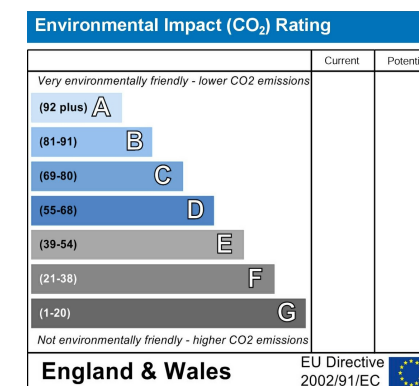
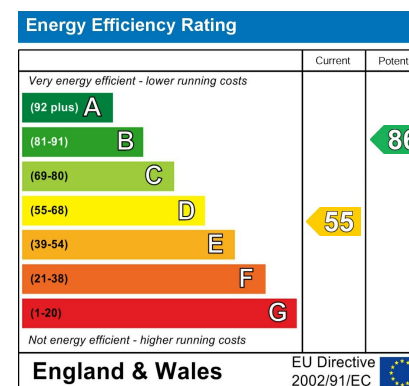
OUTSIDE

Walled Frontage & Shared Rear Garden

Our ref: Cms/cms/0226/25

Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

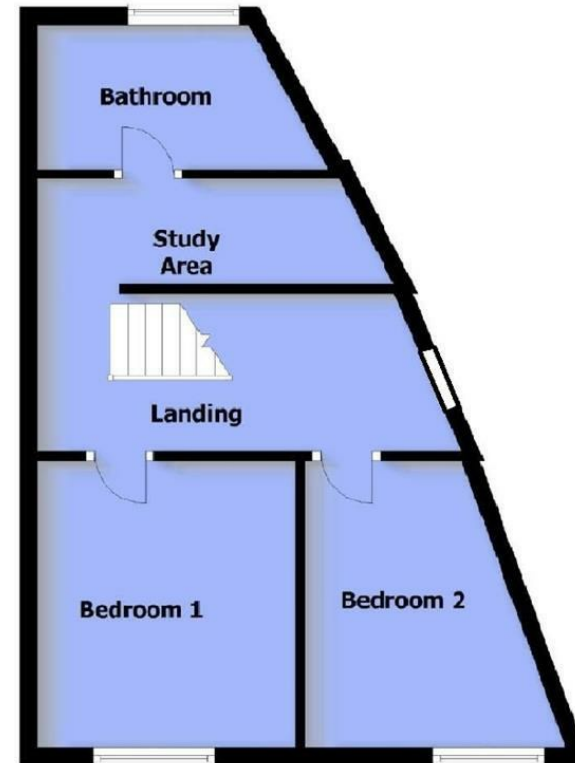




Ground Floor



First Floor



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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