



## 46 Gladstone Street, Glossop

£180,000 Leasehold

NO VENDOR CHAIN • Spacious Mid Terraced Two Bedroomed Property • Entrance Vestibule • Kitchen Diner • Rear Garden • Close to Glossop Town Centre • Near to Glossop Railway Station • Close to large child friendly play area • Countryside Views



Stepping Stones are delighted to offer for sale this well-presented and spacious two-bedroom home just a short distance from Glossop Town Centre, offering comfortable and practical living accommodation, ideal for first-time buyers, downsizers, or investors. The property enjoys a pleasant position with far-reaching countryside views to both the front and rear, creating a light and airy feel throughout.

Internally, the home briefly comprises a welcoming vestibule leading into a generous lounge with feature chimney breast and a fitted kitchen with access to the rear garden. To the first floor are two bedrooms, including a spacious main bedroom, and a three-piece family bathroom. Externally, the property benefits from a rear garden, perfect for outdoor enjoyment.

Glossop is a small market town in **Derbyshire, England**, situated on the edge of the **Peak District National Park**. It has a historic charm, with old mills, local shops, and scenic surrounding hills, making it popular for both residents and visitors who enjoy walking and countryside views.

The town is served by **Glossop railway station**, which provides **direct train services to Manchester**. The journey to **Manchester Piccadilly** usually takes around **35–40 minutes** on a direct train, running frequently throughout the day, making Glossop a convenient commuter town for the city.

Council Tax band: A

Tenure: Leasehold



### ENTRANCE VESTIBULE

Ceiling light point, attractive panelling and glazed wall, internal door leading though into the lounge

### LOUNGE

13' 8" x 13' 5" (4.16m x 4.10m)

uPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, chimney breast with alcoves to either side

### KITCHEN/DINER

13' 5" x 7' 7" (4.08m x 2.30m)

A mix of high and low level units with contrasting surfaces and splashbacks, stainless steel sink with drainer board and mixer tap, two ceiling light points, under stairs storage area, space and plumbing for dishwasher or washing machine, undercounter storage area for low level fridge and freezer, uPVC double glazed window to rear elevation with garden aspect, uPVC double glazed door providing access to the rear garden.

### LANDING

Stairs leading to first floor accommodation, ceiling light point, loft access.

### MAIN BEDROOM

13' 7" x 13' 6" (4.13m x 4.12m)

uPVC double glazed window to front elevation with far reaching countryside views, wall mounted radiator, ceiling light point

### BEDROOM TWO

8' 4" x 7' 6" (2.54m x 2.29m)





**BEDROOM TWO**

8' 4" x 7' 6" (2.54m x 2.29m)

uPVC double glazed window to rear elevation with far reaching countryside views and garden aspect, wall mounted radiator, ceiling light point, internal storage cupboard.

**BATHROOM**

4' 7" x 4' 6" (1.40m x 1.38m)

A three piece suite with bath and overhead shower, low-level WC, pedestal sink unit, wall mounted radiator, ceiling light point, uPVC double glazed window to rear elevation.





## **GARDEN**

To the rear, there is a pleasant garden featuring a combination of flagged and lawned areas, with a gate at the far end providing convenient access for bins.

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