



FOR SALE  
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92



# 92 Old Road, Tintwistle, Glossop, Derbyshire, SK13 1JY

**\*\* SEE OUR VIDEO TOUR\*\*** Enjoying far reaching views over Bottoms reservoir and the surrounding High Peak Park countryside, a charming period cottage of character, with deceptive living space arranged over three floors and offered for sale with No Onward Chain. Forming part of the Tintwistle Conservation Area, the cottage, which is bursting with character, briefly comprises of a front lounge with stone fireplace and wood burning stove, a separate dining room at the rear and on the lower ground floor, there is a spacious 18ft breakfast kitchen. Upstairs on the first floor, there are two bedrooms and a bathroom with shower. Cobbled parking at the front and a sunny South facing cottage garden at the rear with a stone garden store. Energy Rating D

## £270,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### GROUND FLOOR

#### Lounge

14'2 x 13'6 (max)

Front door, double glazed hardwood front mullion window, central heating radiator, stone fireplace with wood burning stove, three wall light points, gas meter cupboard and glazed door through to;

#### Dining Room

13'5 (max less stairs) x 12'3

Double glazed hardwood rear window with window seat central heating radiator, spindled balustrade and stairs to the first floor and:

### LOWER GROUND FLOOR

#### Kitchen

18'4 x 12'4 (max less stairs)

A range of fitted kitchen units including base cupboards and

drawers, gas cooker, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, walled cupboards, understairs cupboard with electric meter, boiler cupboard housing the glow worm gas fired combination boiler, double glazed hardwood rear window, tiled floor and external stable type door.

### FIRST FLOOR

#### Landing

#### Bedroom One

12'3 x 10'1

Double glazed hardwood rear window with far reaching views and central heating radiator.

## Bedroom Two

14'3 x 7'10 (max less robes)

Double glazed hardwood front mullion window, central heating radiator and storage cupboards.

## Bathroom

A white three piece suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc, central heating radiator and double glazed hardwood window.

## OUTSIDE

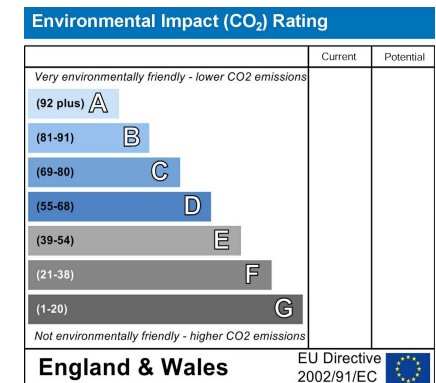
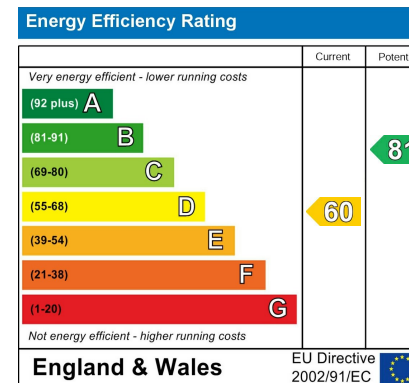
### Garden

The cottage has a cobbled frontage providing off road parking and there is a rear garden which enjoys a sunny Southerly aspect and takes full advantage of the country views. Stone garden store.

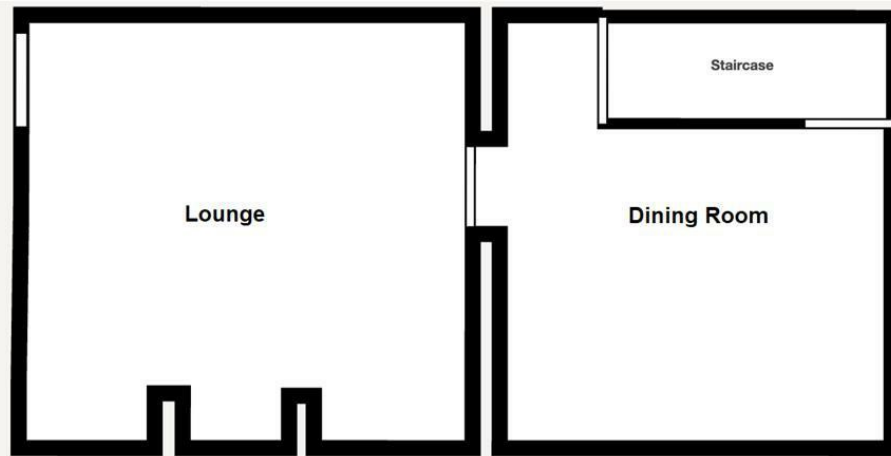
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### Note - Anti Money Laundering

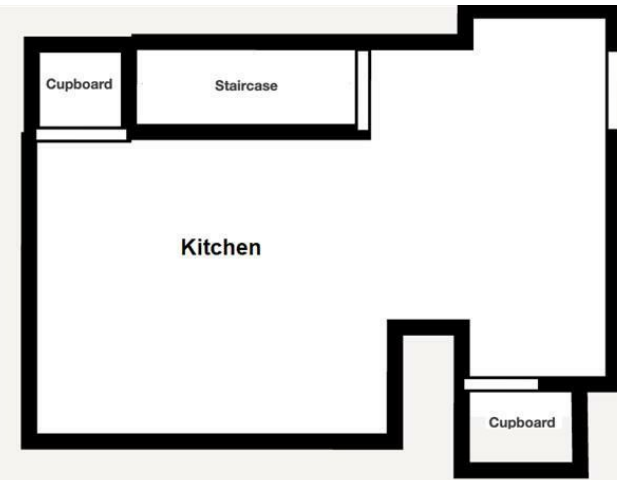
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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



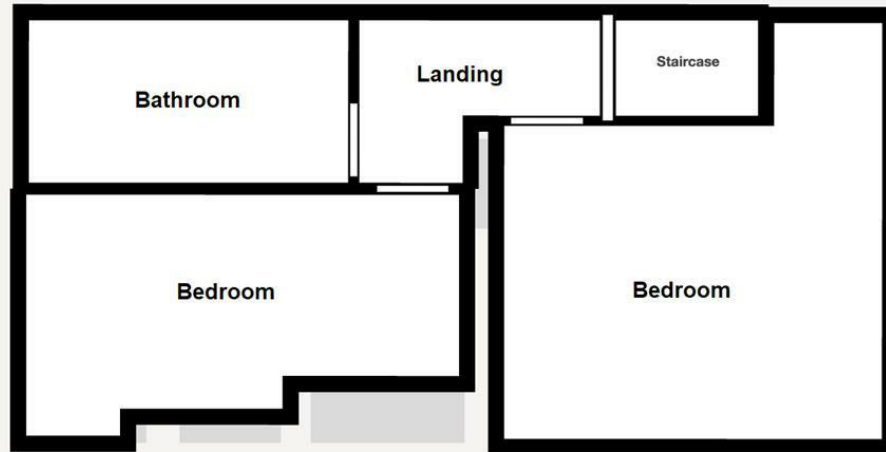




**Ground Floor Area** - Full Property 1,087 sq. ft. | Floor 2 415 sq. ft.  
Sizes and dimensions are approximate, actual may vary



**Lower Ground Floor Area** - Full Property 1,087 sq. ft. | Floor 1 267 sq. ft.  
Sizes and dimensions are approximate, actual may vary



**First Floor Area** - Full Property 1,087 sq. ft. | Floor 3 405 sq. ft.  
Sizes and dimensions are approximate, actual may vary



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