

31 Charles Street, Glossop, Derbyshire, SK13 7DJ



- Freehold & Chain Free
- Central Glossop Location
- Two Reception Rooms
- Wood Burning Stove
- Kitchen/Diner with Rangemaster Double Oven
- Three Double Bedrooms
- Rear Private Courtyard & Shared Garden
- Period Features
- Ideal for Couples or Small Families
- Characterful Stone Cottage

31 Charles Street, Glossop, Derbyshire, SK13 7DJ

MAIN DESCRIPTION

FREEHOLD & NO VENDOR CHAIN

This versatile and characterful home is arranged over four floors and is ideally positioned in the heart of Glossop town centre, offering a rare combination of period features, flexible accommodation and a private rear courtyard along with use of a shared garden.

The property boasts two generous reception rooms, both featuring attractive fireplaces and wood-burning and gas stoves, creating warm and inviting living spaces ideal for both everyday living and entertaining. To the lower level is a fabulous kitchen/diner, thoughtfully designed and well-appointed with an attractive Rangemaster double oven, providing a sociable and practical space at the heart of the home.

Accommodation is arranged across the upper floors and includes three double bedrooms, with the original loft bedroom offering particular charm and character. The layout provides flexibility to suit a range of needs, whether for a couple, a small family, or those requiring adaptable space for home working or guests.

Externally, the property benefits from a private rear courtyard and use of the shared garden with a private brick shed, offering a quiet outdoor retreat despite its central location. With its excellent access to local amenities, transport links and countryside beyond, this is a unique opportunity to secure a distinctive home in one of Glossop's most convenient and desirable town-centre settings.



31 Charles Street, Glossop, Derbyshire, SK13 7DJ

HALLWAY

External door leading into the hallway, wall mounted radiator, ceiling light point, stairs leading to first floor accommodation.

RECEPTION ROOM ONE

13' 19" x 10' 68" (4.44m x 4.78m) uPVC double glazed window to rear elevation with far reaching countryside views, attractive log burner with tiled hearth, wall mounted radiator, ceiling light point.

RECEPTION ROOM TWO

10' 94" x 10' 40" (5.44m x 4.06m) uPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, storage cupboard housing meters, fire set within an attractive stone fireplace.

LOWER HALLWAY

Ceiling light point, stairs leading to ground floor accommodation.

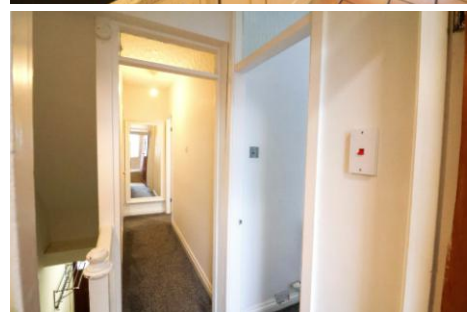
KITCHEN / DINING ROOM

19' 25" x 12' 6" (6.43m x 3.81m) at widest point Modern kitchen consisting of a mix of low and high-level units with contrasting work services and splashbacks, spotlights to ceiling, double sink unit with draining board and mixer tap, integrated dishwasher and microwave, Rangemaster oven with 5 ring gas hob and two individually controlled ovens.

Spacious dining room with uPVC double glazed window to rear elevation and patio doors leading through to the rear garden, ceiling light point and wall mounted radiator, timber door leading to ground floor accommodation.

LANDING

Two ceiling light points, door leading to the loft room.



31 Charles Street, Glossop, Derbyshire, SK13 7DJ

BEDROOM ONE

10' 6" x 8' 0" (3.2m x 2.44m) uPVC double glazed window to rear elevation with far reaching countryside views and the railway line, ceiling light point, wall mounted radiator, built in storage cupboards.



BEDROOM TWO

10' 3" x 6' 6" (3.12m x 1.98m) uPVC window to front elevation, ceiling light point, wall mounted radiator, attractive fireplace, built in storage cupboards.



BATHROOM

5' 8" x 4' 8" (1.73m x 1.42m) A three-piece suite with bath and overhead shower, low-level WC, pedestal sink unit, wall mounted towel rail, uPVC double glazed window to rear elevation, ceiling light point, extractor fan, floor to ceiling tiling.



LOFT BEDROOM THREE

12' 0" x 5' 6" (12.0 at widest point) (3.66m x 1.68m) Internal door leading to stairs to loft room with Velux window, beams to ceiling, storage to eaves, wall mounted radiator, ceiling light point.



EXTERNALLY

To the rear of the property, a private low maintenance garden with spacious flagged area for outdoor dining and entertaining, steps lead to an additional covered area with decking. A secure metal gate providing access to the rear and communal gardens.

DISCLAIMER

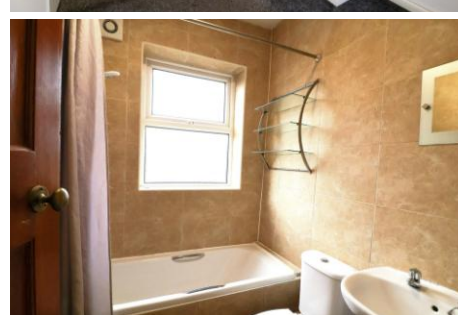
The vendor has advised the following:

Property Tenure - FREEHOLD

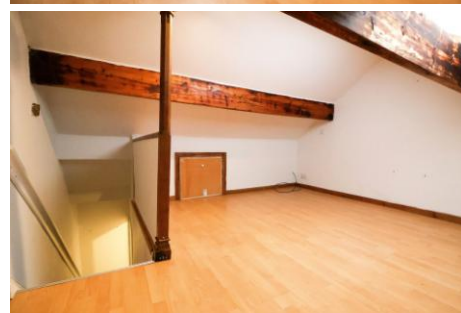
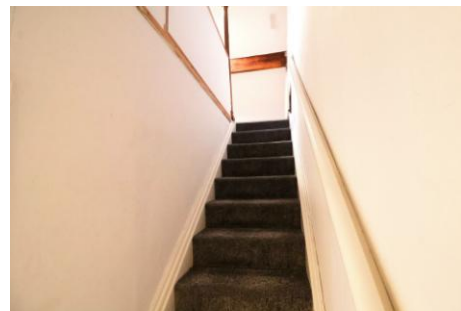
EPC Rate - D

Council Tax Band Rating - B

Council – HIGH PEAK BOROUGH



31 Charles Street, Glossop, Derbyshire, SK13 7DJ



Agents Disclaimer: Stepping Stones Asset Management Ltd, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Stepping Stones Asset Management Ltd have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Stepping Stones Asset Management Ltd require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Stepping Stones Asset Management removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - Stepping Stones Asset Management may have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent may receive referral commission from the third-party companies. Details are available upon request.