



49 Norfolk Street, Glossop

£350,000 Freehold

Fully refurbished three-bedroom property • Freehold tenure • No onward vendor chain • Located in the heart of Glossop • Within walking distance of shops, cafés and local amenities • Excellent transport links including rail and road connections • Spacious lounge with feature fireplace • Modern kitchen diner with integrated appliances • Forecourt frontage and enclosed rear courtyard garden • Pleasant views to the front elevation



FREEHOLD & NO VENDOR CHAIN

Situated in the **heart of Glossop**, this beautifully **fully refurbished three-bedroom home** offers stylish and well-presented accommodation arranged over multiple floors and is offered for sale **with no onward vendor chain and freehold tenure**.

The property is ideally located **within walking distance of local shops, cafés, schools and amenities**, while also benefiting from **excellent transport links**, including the nearby train station and road connections, making it ideal for commuters.

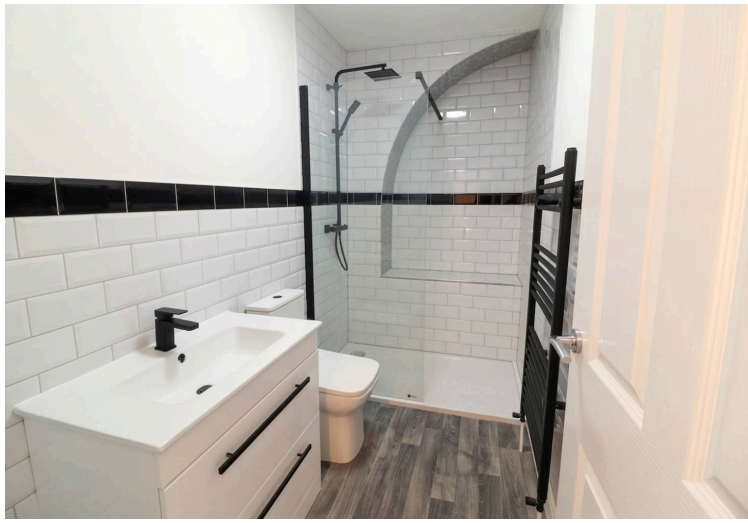
Internally, the accommodation briefly comprises an entrance vestibule leading to a **generous lounge with feature fireplace**, a **modern kitchen diner with integrated appliances**, utility room and **ground floor WC**. A useful **cellar provides additional storage or recreational space**.

To the first floor are **two bedrooms and a contemporary shower room**, while the **second floor offers a spacious third bedroom** with useful eaves storage and attractive views.

Externally, the property benefits from a **forecourt to the front** and an **enclosed rear courtyard**, providing low-maintenance outdoor space. The front elevation enjoys **pleasant open views**, adding to the appeal of this ready-to-move-into home.

Council Tax band: C

Tenure: Freehold



ENTRANCE VESTIBULE

External door leading into the vestibule with an internal timber door featuring original stained glass opening into the lounge

LOUNGE

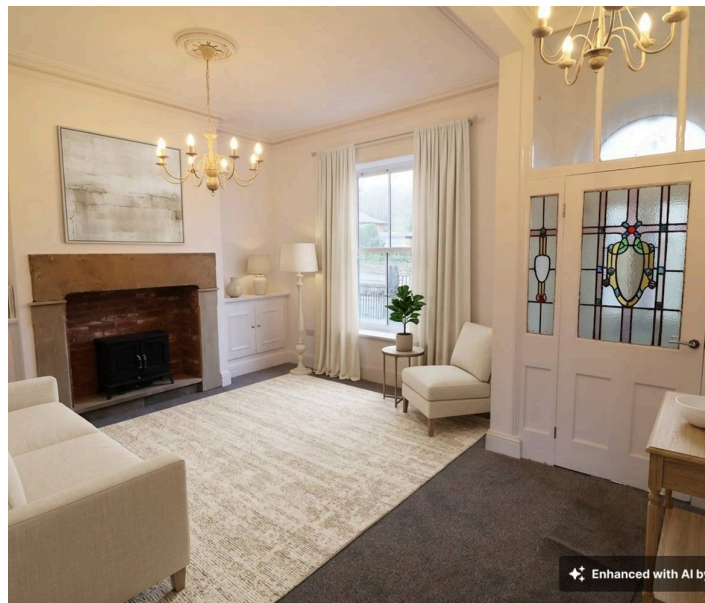
15' 6" x 13' 0" (4.72m x 3.96m)

A generously sized lounge with a UPVC double-glazed window to the front elevation. Meter point cupboard, two ceiling light points with ceiling roses, and attractive cornicing to the ceiling. Feature stone fireplace with brick back. Stairs leading to the first-floor accommodation, wall-mounted radiator, and internal door leading to the kitchen.

KITCHEN/DINER

12' 7" x 11' 5" (3.84m x 3.48m)

A spacious kitchen diner fitted with a range of high and low-level units with contrasting work surfaces and splashback tiling. Recess housing a Cookmaster double oven with seven-ring gas hob and extractor fan over. Stainless steel sink and drainer with mixer tap. Integrated full-size dishwasher and integrated fridge. Wall-mounted radiator and internal doors leading to the utility room and cellar.





UTILITY ROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with plumbing for an automatic washing machine, low-level cupboards with work surface, and stainless steel sink with drainer and mixer tap. Ceiling light point and boiler. Internal door to the ground-floor WC and UPVC double-glazed window and door providing access to the rear garden.

GROUND FLOOR W/C

4' 6" x 2' 7" (1.37m x 0.79m)

Two-piece suite comprising a low-level WC and sink set within a cabinet unit with mixer tap. Extractor fan, ceiling light point, and wall-mounted heated towel rail.

CELLAR

11' 7" x 9' 3" (3.53m x 2.82m)

Cellar (11'7" x 9'3" excluding walkways) Carpeted stairs leading to the lower ground floor cellar providing excellent storage or recreational space. Ceiling light points, wall-mounted radiator, and power points.

BEDROOM

12' 9" x 9' 5" (3.89m x 2.87m)

A generous double bedroom with UPVC double-glazed window to the front elevation offering far-reaching countryside views. Wall-mounted radiator and ceiling light point.





BEDROOM

9' 8" x 7' 6" (2.95m x 2.29m)

Further bedroom with UPVC double-glazed window to the rear elevation with pleasant views. Wall-mounted radiator and ceiling light point.

SHOWER ROOM

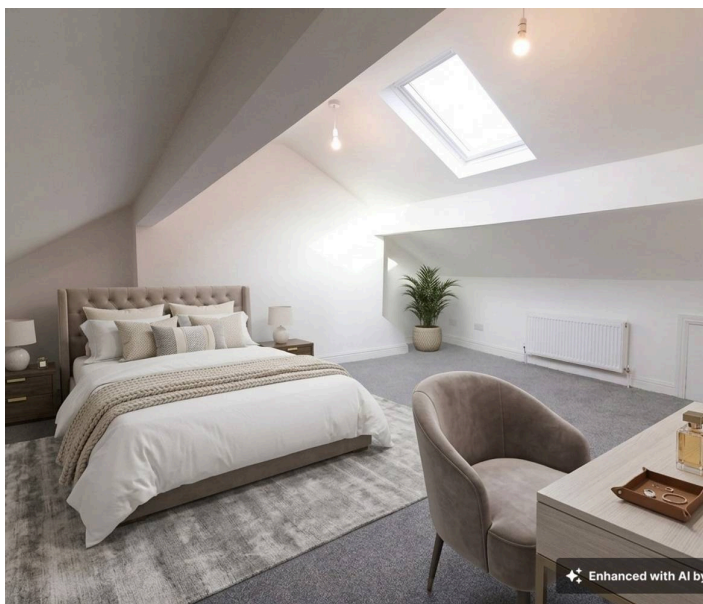
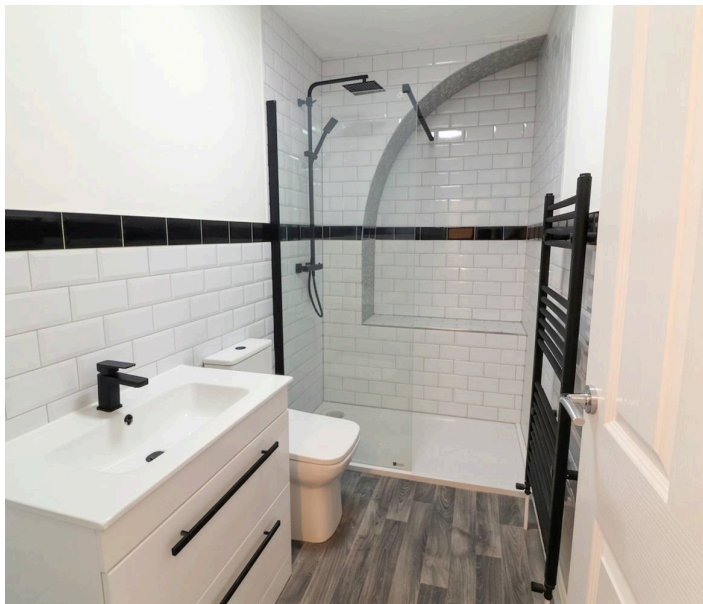
9' 8" x 4' 3" (2.95m x 1.30m)

Three-piece suite comprising low-level WC, pedestal sink with drawer unit, and shower enclosure with rainfall and handheld showerhead. Splashback tiling, wall-mounted heated towel rail, extractor fan, and ceiling light point.

ATTIC BEDROOM

16' 2" x 14' 1" (4.93m x 4.29m)

Accessed via a walkway with window to the front elevation and stairs leading up to a spacious double bedroom. Two ceiling light points, power points, wall-mounted radiator, Velux windows (x2), and eaves storage.

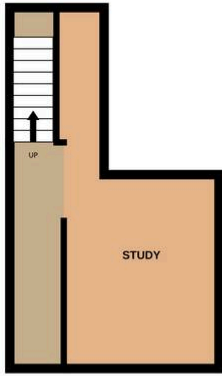




GARDEN

Externally, the property benefits from a forecourt to the front and an enclosed rear courtyard, providing low-maintenance outdoor space. The front elevation enjoys pleasant open views, adding to the appeal of this ready-to-move-into home.

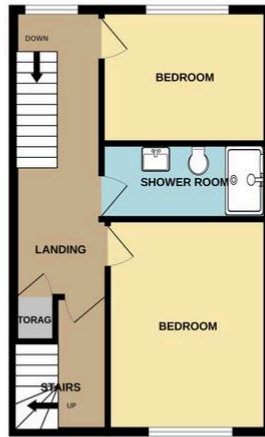
BASEMENT
220 sq.ft. (20.5 sq.m.) approx.



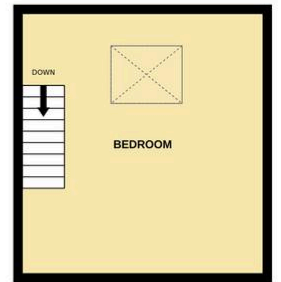
1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



2ND FLOOR
421 sq.ft. (38.1 sq.m.) approx.



3RD FLOOR
282 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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