



# 5 Ashton Gardens, Glossop, Derbyshire, SK13 8HX

\*\* For sale by Modern Method of Auction; Starting Bid Price £200,000 plus Reservation Fee \*\*

Enjoying a cul-de-sac position and with a private Southerly facing rear garden, a modern mid terraced house, only recently refurbished and now offered for sale with No Onward Chain. Briefly the living space includes an entrance hall, a spacious 24ft through lounge and dining area, kitchen with cooker, three first floor bedrooms and a bathroom with shower. Electric heating, pvc double glazing, off road parking and rear garden with covered decked area. Energy Rating

## Auction Guide £200,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### GROUND FLOOR

#### Entrance Hall

Pvc double glazed front door, electric storage heater, stairs leading to the first floor and door to;

#### Through Lounge & Dining Area

24'3 (max into bay) x 9'7 ( 13'9 max)

Pvc double glazed front bay window, feature fireplace, understairs cupboard, laminate wood flooring, electric storage heater, pvc double glazed patio doors leading out to the rear garden and door to:

#### Kitchen

9'9 x 6'1

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker, work tops over with an inset single drainer stainless steel sink unit and mixer tap, wall cupboards and filter hood, pvc double glazed external rear door.

### FIRST FLOOR

## Landing

Access to the loft space and doors leading off to;

## Bedroom One

10'9 x 10'5

Pvc double glazed front window and electric wall heater.

## Bedroom Two

10'6 x 7'9 (plus door recess)

Pvc double glazed rear window, electric wall heater, built-in wardrobes and storage cupboard.

## Bedroom Three

7'3 x 6'0 (less bulkhead)

Pvc double glazed front window and electric wall heater.

## Bathroom

A white suite including a panelled bath with mixer tap, pedestal wash hand basin and close coupled wc, electric wall heater and pvc double glazed rear window.

## OUTSIDE

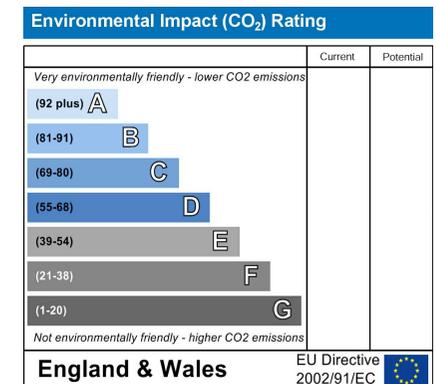
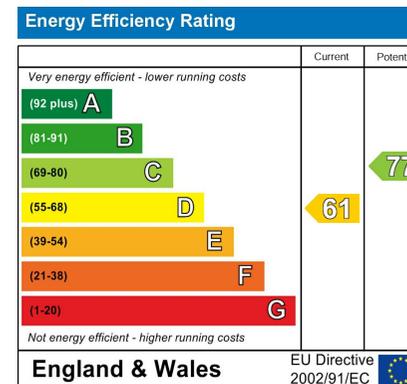
### Gardens

There is off road parking space for upto three cars on the front and an enclosed rear garden with a covered decked area and facing a sunny Southerly aspect.

Our ref: Cmc/cms/0922/25

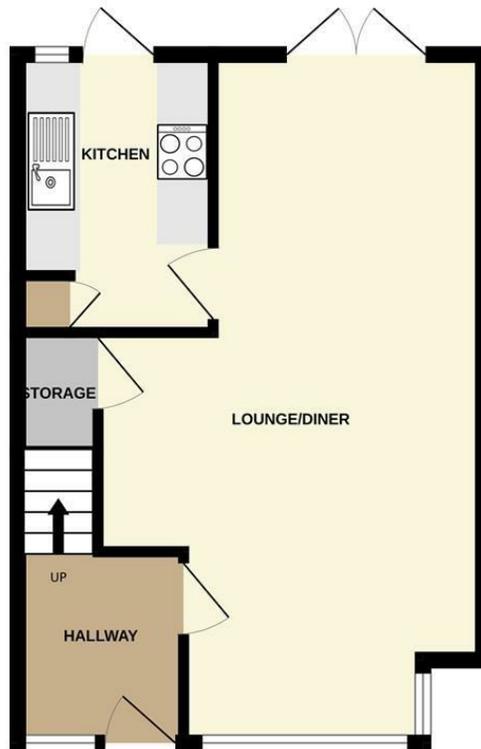
### Agents Notes - HMRC Directive

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.

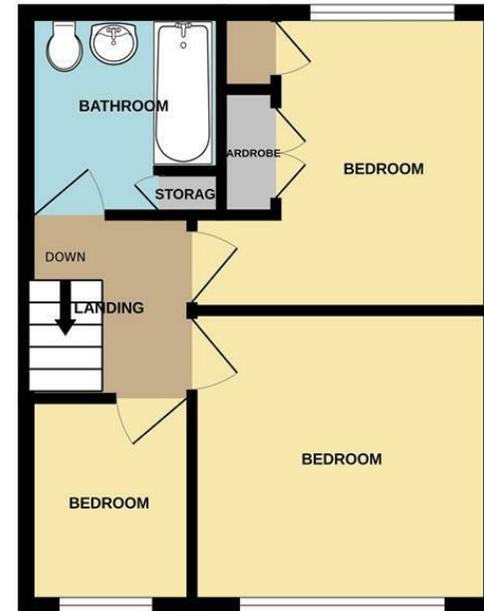




GROUND FLOOR



1ST FLOOR



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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