



# 11 Shire Way, Old Glossop, Derbyshire, SK13 7QA

**\*\* SEE OUR VIDEO TOUR \*\*** On the outskirts of sought after Old Glossop, a late 1960's built, three bedroom mid mews home with tremendous potential for updating and improvement. Detached garage, driveway parking and gardens. Comprising: entrance hallway, front living room, dining kitchen and rear porch, three first floor bedrooms and a shower room. Pvc double glazing, gas central heating and No Onward Chain. Great location - Viewing recommended. Energy Rating C

## Auction Guide £190,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### GROUND FLOOR

#### Entrance Hallway

Pvc double glazed front door, gas and electric meter cupboard, central heating radiator, cloaks cupboard, stairs to the first floor and door to:

#### Lounge

13'5 (max) 11'6 (min) less chimney breast x 15'4

Pvc double glazed front window, central heating radiator, gas coal effect fire and fireplace, understairs cupboard, opening with glazed sliding doors leading through to:

#### Dining Kitchen

16'4 x 10'0

Pvc double glazed rear window, central heating radiator, kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, electric cooker point, work tops with inset one and a half bowl stainless steel sink unit and mixer tap, wall cupboards, pvc double glazed rear door to:

#### Rear Porch

Pvc double glazed windows and external rear door.

### FIRST FLOOR

#### Landing

Access top the loft space, cupboard housing the Worcester gas fired combination boiler and doors to:

#### Bedroom One

13'0 x 9'7

Pvc double glazed front window and central heating radiator, built-in wardrobe.

#### Bedroom Two

10'0 x 9'7

Pvc double glazed rear window and central heating radiator, built-in wardrobe.

#### Bedroom Three

7'0 x 6'8 (plus door recess)

Pvc double glazed front window and central heating radiator, storage cupboard.

#### Shower Room

Walk-in shower cubicle with shower screen and Mira electric shower, pedestal wash hand basin and close coupled wc, pvc double glazed rear window and central heating radiator.

## OUTSIDE

### Detached Garage

16'0 x 8'3 max

Up and over door, personnel door and two garden stores,

### Gardens & Parking

The property has a front garden, a low maintenance rear garden and driveway.

Our ref : Cms/cms/0911/25

### 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.

### Auctioneers Comments

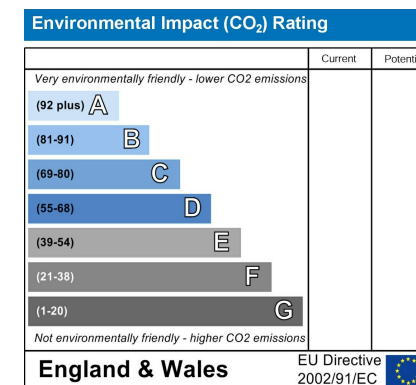
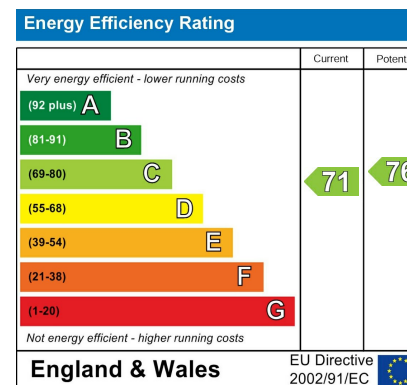
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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.

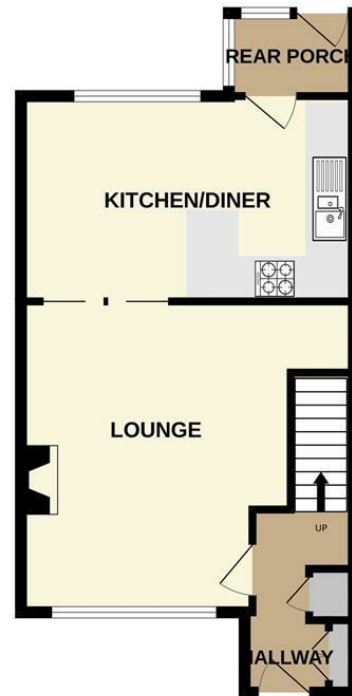
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase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

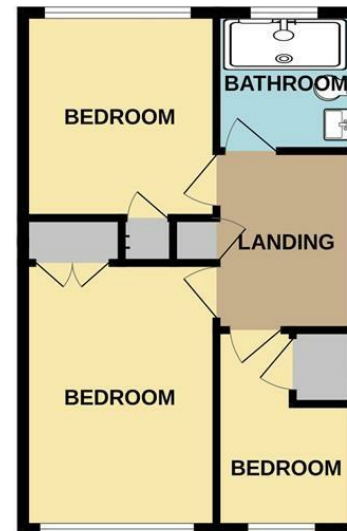




GROUND FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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