



49 New Road, Tintwistle, Glossop, Derbyshire, SK13 1JN

**** SEE OUR VIDEO TOUR **** Enjoying country views, a stone built mid terraced house, guaranteed to be of interest to any first time buyers, well presented throughout and including an enclosed front porch, lounge with wood burning stove, fitted kitchen with appliances, two first floor bedrooms and a modern bathroom with separate shower. A walled frontage and raised rear garden, which enjoys the sun all day, overlooks the adjoining farmland and with views to the surrounding hills. Energy Rating C

£199,500

Viewing arrangements

Viewing strictly by appointment through the agent

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

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. At the end bear left down Waterside, cross over the bridge into Tintwistle and up New Road where the property is on the right hand side.

GROUND FLOOR

Enclosed Porch

PVC double glazed front door and windows, laminate wood flooring and double glazed composite door leading through to:

Lounge

14'2 x 13'3 (less stairs)
PVC double glazed front window, central heating radiator, multifuel burning stove and tiled hearth, gas and electric meter cupboards, two

wall light points, stairs leading to the first floor and glazed door leading through to:

Dining Kitchen

13'0 x 8'7

A range of fitted kitchen units including base cupboards and drawers, integrated washer dryer, electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter hood over, matching wall cupboards, integrated fridge freezer, Worcester gas fired combination boiler and radiator, PVC double glazed rear window and stable type external rear door.

FIRST FLOOR

Landing

Spindled balustrade, access to the loft space, central heating radiator and doors leading off to:

Bedroom One

11'8 (min plus recess) x 8'2

Two PVC double glazed front windows and central heating radiator.

Bedroom Two

8'8 x 7'1

PVC double glazed rear window and central heating radiator.

Bathroom

A white four piece suite including a panelled bath, pedestal wash hand basin, close coupled wc and corner shower cubicle, central heating radiator and PVC double glazed rear window.

OUTSIDE

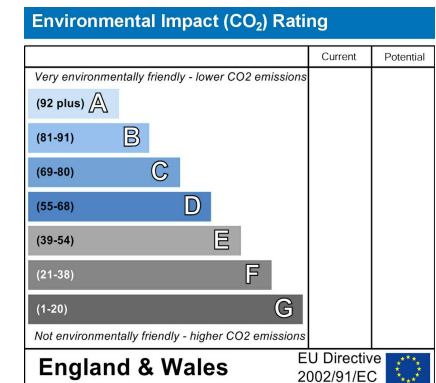
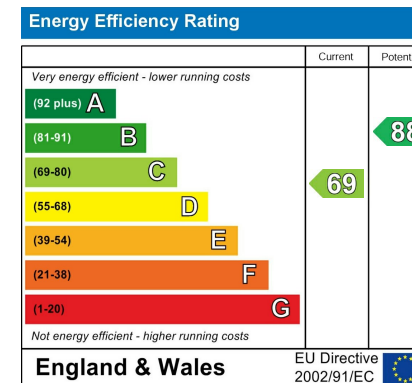
Gardens

The property has a walled frontage, a rear yard with garden store and a raised garden with vegetable planters, artificial awn and decked area taking full advantage of the rear aspect.

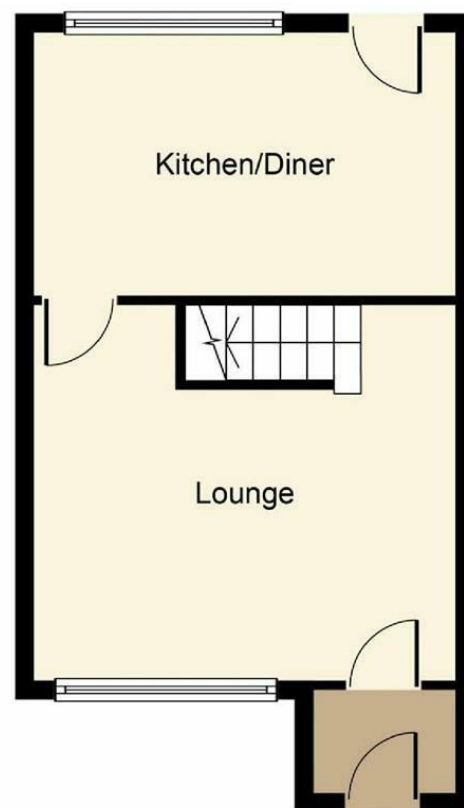
Our ref: Cms/cms/0606/25

HMRC Directive

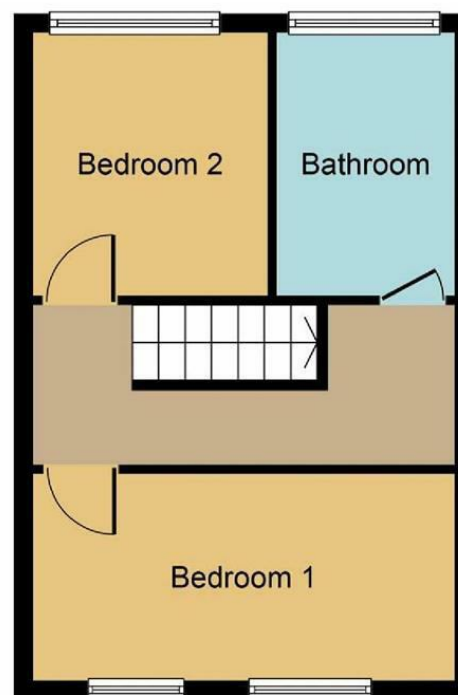
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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







Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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

01457 858888

glossop@jordanfishwick.co.uk
www.jordanfishwick.co.uk

