



54 Wood Street, Glossop, Derbyshire, SK13 8NL

Offered for sale with No Onward Chain and with scope for further improvement and updating, a bay fronted, Edwardian semi-detached house, enjoying a quiet location opposite the local playing field and with bags of potential! Briefly comprising a front porch, an entrance vestibule, front lounge and separate dining room, kitchen and downstairs wc. Upstairs there are two good sized bedrooms and a bathroom with shower. Front and rear gardens. Energy Rating D

Auction Guide £180,000

Viewing arrangements

Viewing strictly by appointment through the agent

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

GROUND FLOOR

Front Porch

Pvc double glazed doors, tiled floor and front door leading through to:

Entrance Vestibule

Glazed door leading through to:

Lounge

13'11 (max) x 12'0 (plus bay less vest)

Pvc double glazed front bay window, central heating radiator and brickette fireplace, door to:

Dining Room

12'0 x 11'11 (to chimney breast)

Pvc double glazed side window, central heating radiator, feature fireplace, understairs cupboard and door to:

Kitchen

13'4 x 6'2

Fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, work tops over with an inset single drainer

stainless steel sink unit and mixer tap, gas cooker point, wall cupboards, central heating radiator, pvc double glazed side and rear windows, pantry/store, pvc double glazed external rear door and door to:

Downstairs Wc

Close coupled wc, Ideal gas fired combination boiler and window.

FIRST FLOOR

Landing

Access to the loft space and doors to:

Bedroom One

12'1 x 11'7 (min to robes)

Pvc double glazed front bay window, central heating radiator and full length fitted wardrobes with louvred doors.

Bedroom Two

12'0 x 8'9

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

Bathroom

A white panelled bath, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Gardens

The property has a walled front garden and an enclosed rear garden with garden shed.

Our ref: Cms/cms/0623/26

Note - Anti Money Laundering

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

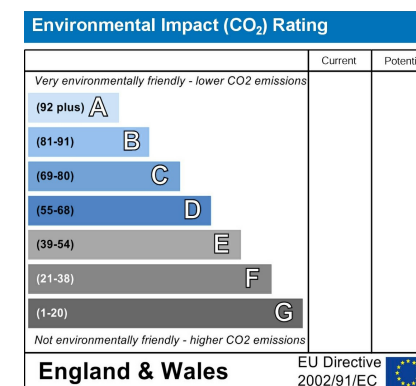
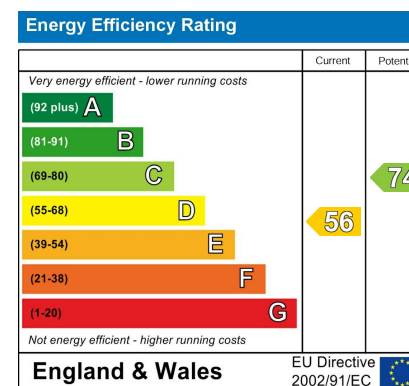
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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 4.50% 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.







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