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jordan fishwick

42 Old Road, Tintwistle, Glossop, Derbyshire, SK13 1LH

** SEE OUR VIDEO TOUR ** Offered for sale with No Onward Chain, a traditional stone built cottage property, within the heart of the Tintwistle Conservation Area and offering living space arranged over three floors. Briefly the property comprises of an entrance vestibule, front lounge with double opening doors leading through to the fitted dining kitchen, the bathroom is in the basement where there is also a useful cellar and then there are two first floor bedrooms, one with an en-suite wc. Shared rear garden and patio area. Energy Rating E

£200,000

Viewing arrangements
Viewing strictly by appointment through the agent
44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

GROUND FLOOR

Vestibule
Pvc double glazed front door and small paned glazed door leading through to:

Lounge
13'3 x 12'9 (less vest)
Pvc double glazed front window, central heating radiator, gas and electric meter cupboards, two wall light points, dressed stone fireplace and folding, double opening small paned glazed doors leading trough to:

Dining Kitchen
10'1 (plus stairs) x 9'9
A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for a slimline dishwasher, built-in electric double oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, ceramic hob with filter hood over, matching wall cupboards with pelmet lighting, central heating radiator and Ideal combination boiler, pvc double glazed rear window and stable type external rear door, turning stairs leading to the first floor, folding door and steps down to:

BASEMENT

Bathroom
A white suite including a panelled bath with Mira electric shower over, wash hand basin with vanity unit, close coupled wc, pvc double glazed rear window and central heating radiator.

Cellar
13'7 x 12'7
Plumbing for an automatic washing machine, power and light, original stone keep slab.

FIRST FLOOR

Bedroom One
13'3 x 10'10 (to robes)
Pvc double glazed front window, central heating radiator, fitted wardrobes and cupboards.

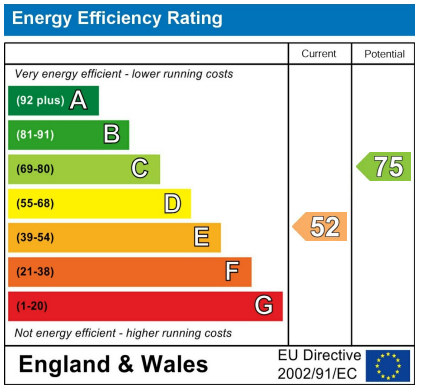
Bedroom Two
9'10 x 9'7 (max meas)
Pvc double glazed rear window and central heating radiator, door to:

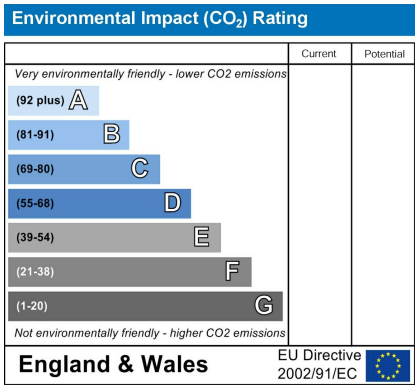
En-Suite Wc
White close coupled wc and wash hand basin with vanity unit.

OUTSIDE

Communal Garden, Patio Area & Garden Store
Cms/cms/0409/26

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.





Email: glossop@jordanfishwick.co.uk

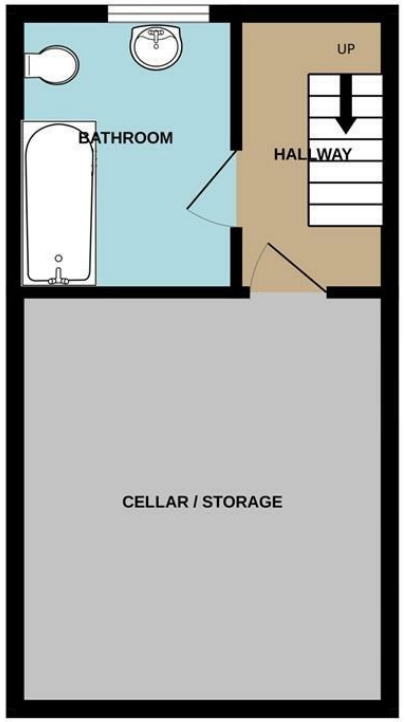




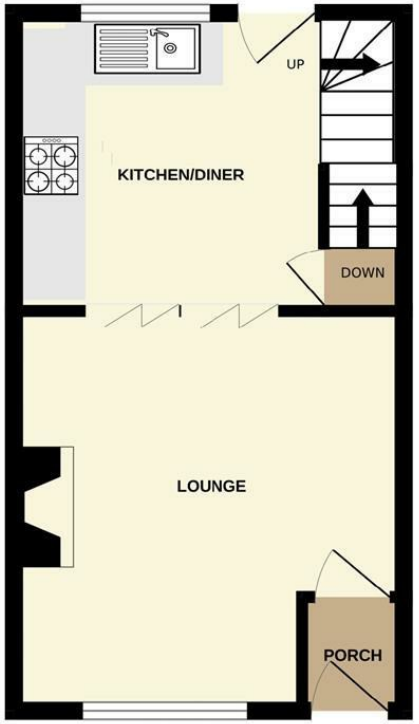




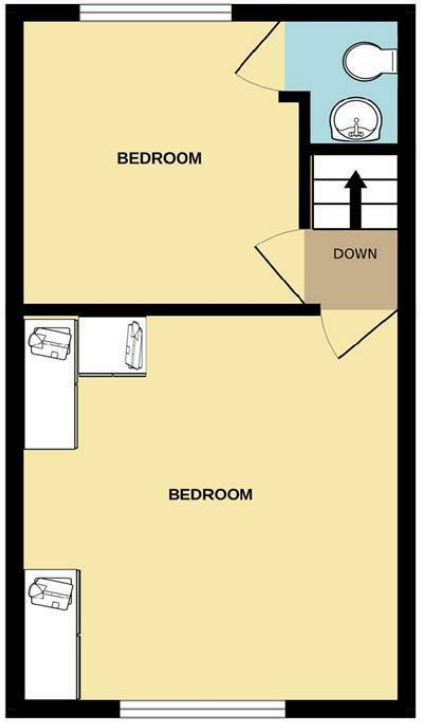
BASEMENT
276 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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