



## 25 Whitfield Avenue, Glossop

£145,000 Leasehold

FIRST FLOOR BALCONY FLAT • PRIVATE ENTRANCE HALLWAY • SPACIOUS LANDING FOR HOME OFFICE • UTILITY ROOM  
• MODERN KITCHEN • SPACIOUS LOUNGE WITH COUNTRYSIDE VIEWS • TWO DOUBLE BEDROOMS • CLOSE TO  
GLOSSOP TOWN CENTRE • IDEAL FIRST HOME • IDEAL BUY TO LET INVESTMENT



Situated in a sought-after residential location close to the heart of Glossop, this beautifully presented first floor flat offers spacious and versatile accommodation, making it an ideal first-time purchase or an excellent buy-to-let investment opportunity.

The property enjoys a private entrance hallway with useful built-in storage, leading upstairs to a spacious landing area currently utilised as an office space, perfect for home working. The accommodation further comprises two generous double bedrooms, a bright and spacious lounge, a well-proportioned bathroom, and the added convenience of a separate utility room.

A standout feature of this lovely home is the balcony boasting far-reaching countryside views, providing a wonderful space to relax and enjoy the surrounding scenery. Externally, the property also benefits from a rear garden, offering additional outdoor space rarely found with flats of this type.

Ideally positioned for commuters, the property is within easy reach of Glossop railway station, which provides regular direct services to Manchester Piccadilly, making it a superb option for those needing access to the city centre.

Glossop itself is a highly desirable market town nestled on the edge of the Peak District National Park, offering the perfect balance between town and countryside living. The town centre features an excellent range of shops, supermarkets, cafés, bars, restaurants, leisure facilities, and well-regarded schools, together with attractive parks and scenic walking routes right on the doorstep.

This property represents a fantastic opportunity for buyers looking for a perfect first home or an investor seeking a strong rental prospect with an approximate gross yield of 7.0%.

Council Tax band: A

Tenure: Leasehold



### ENTRANCE HALLWAY

External door to hallway with understair storage cupboard and turn stair to the first floor accommodation, ceiling light point

### LANDING

A spacious landing with large uPVC double window to the side elevation, ceiling light point, wall mounted radiator, internal doors to accommodation.

### UTILITY ROOM

5' 11" x 5' 3" (1.80m x 1.60m)

wall mounted combination boiler, space for dryer with air filter, uPVC double window to the rear elevation, ceiling light point

### INNER HALLWAY

Loft access, 2 x ceiling light points, wall mounted radiator, internal doors to accommodation.

### LOUNGE

16' 5" x 10' 2" (5.00m x 3.10m)

A generous sized lounge with 2 x uPVC double glazed windows to the front elevation with patio doors providing access to the balcony with far reaching countryside views, 2 x ceiling light points, wall mounted radiator.





#### **KITCHEN**

8' 6" x 5' 11" (2.60m x 1.80m)

A range of high and low fitted kitchen units with contrasting work surfaces and splash back tiling, space for gas oven, plumbing for washing machine, stainless steel sink and drain unit with mix a tap, uPVC double glazed window to the rear elevation, space of tall fridge/freezer, extraction fan, under-cupboard lighting, slate flooring.

#### **BEDROOM**

11' 2" x 8' 2" (3.40m x 2.50m)

A generous double bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, built in closet.

#### **BEDROOM TWO**

12' 10" x 8' 2" (3.90m x 2.50m)

A further double bedroom with uPVC double glazed window, wall mounted radiator, ceiling light point, built in wardrobe

#### **BATHROOM**

5' 11" x 5' 7" (1.80m x 1.70m)

A three peice suite comprising; low-level WC pedestal sink unit and bath with over bath shower, floor to ceiling splash back tiling, chrome heated towel rail, uPVC double glazed window to the rear elevation, ceiling light point.





## **GARDEN**

A private rear garden paved with shed

BASEMENT

FIRST 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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