



Asking Price  
£235,000

SALES AND LETTINGS

**55 Charlestown Road, Glossop, Derbyshire, SK13 8LB**



- NO VENDOR CHAIN
- Four genuine double bedrooms
- Two spacious reception rooms
- Fitted kitchen with appliances
- Welcoming entrance hallway

- Private rear garden
- Ideal family home or investment
- Close to Glossop town centre
- Excellent transport links (train & road)
- Shops, cafés, and amenities nearby

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## MAIN DESCRIPTION

## NO VENDOR CHAIN

A well-presented four-bedroom terrace home on Charlestown Road, offering generous accommodation over three levels.



On the ground floor, an inviting entrance hallway leads to two bright reception rooms and a fitted kitchen.



The first floor comprises three double bedrooms and a family bathroom with a three-piece suite, including an over-bath shower. The second floor features a fourth double loft bedroom with a Velux-style roof window, providing flexible space ideal as a bedroom, office, or playroom.



To the rear, an external shared cobbled area with a storage shed leads to a private garden, with patio and lawn areas, offering a pleasant outdoor space for relaxation.



The property is conveniently situated near Glossop town centre, providing easy access to a range of shops, cafes, and local amenities. Excellent transport links include nearby bus services, local rail connections into Manchester, and easy access to the A57 and M67.



This home offers versatile living space and excellent potential for families or buyers seeking a property with scope to make their own.



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## ENTRANCE HALLWAY

Accessed via an external door leading into the hallway, with ceiling light point, wall-mounted radiator, and internal doors providing access to the ground floor accommodation.



## FRONT RECEPTION ROOM

12' 1" x 10' 6" (3.68m x 3.2m) A bright and attractive reception room with uPVC double-glazed window to the front elevation, wall-mounted radiator, ceiling light point, decorative coving, and meter point cupboard.



## SECOND RECEPTION ROOM

15' 2" x 13' 1" (4.62m x 3.99m) A spacious second reception room featuring a uPVC double-glazed window to the rear elevation, wall-mounted radiator, ceiling light point, under-stairs storage cupboard, and internal door leading to the kitchen diner.



## KITCHEN

13' 3" x 7' 7" (4.04m x 2.31m) Fitted with a range of high and low level units with contrasting work surfaces and splash back tiling. Integrated electric oven with four-ring hob and extractor hood over, integrated fridge freezer, and plumbing for an automatic washing machine. Ceiling light point, uPVC double-glazed window to the side and rear elevations and door providing access to the rear.



## LANDING

Stairs rising from the ground floor, ceiling light points, internal doors to first floor accommodation, and stairs leading to the second floor.



## BEDROOM ONE

10' 7" x 6' 8" (3.23m x 2.03m) A generous bedroom with uPVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light point.



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## BEDROOM TWO

10' 6" x 8' 2" (4.67m x 2.49m) A further double bedroom with uPVC double-glazed window to the front elevation, wall-mounted radiator, and ceiling light point.



## BEDROOM THREE

10' 1" x 8' 7" (3.07m x 2.62m) A further generous double bedroom with uPVC double-glazed window to the rear elevation, wall-mounted radiator, and ceiling light point.



## FAMILY BATHROOM

10' 0" x 5' 7" (3.05m x 1.7m) Comprising a three-piece suite including low-level WC, pedestal wash hand basin, and panelled bath with over-bath shower and splash back tiling. Wall-mounted chrome heated towel rail and ceiling light point.



## LOFT BEDROOM FOUR

15' 6" x 15' 3" (4.72m x 4.65m) A spacious loft room completed to building regulations with Velux-style roof window, wall-mounted radiator, and ceiling light point.



## EXTERNAL

The rear door provides access to the communal cobbled area which leads you to a private garden with lawn and patio areas.



## DISCLAIMER

The vendor has advised the following:

Property Tenure - Leasehold

Annual Ground Rent -

Leasehold Term -

EPC Rate -

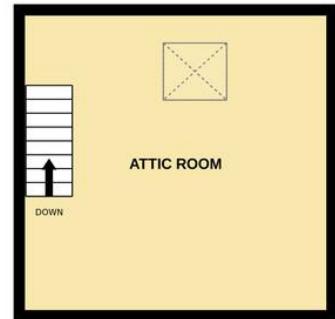
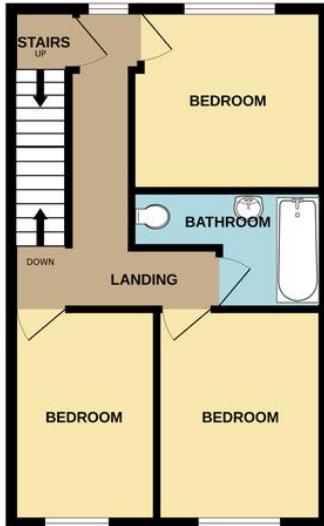
Council Tax Band Rating - B

Council - High Peak Borough Council



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