



## 58 Victoria Street, Glossop

£250,000 Leasehold

- Double fronted stone cottage
- Spacious and versatile layout
- Three well-proportioned bedrooms
- Two reception rooms
- Generous kitchen diner with integrated appliances
- Modern four-piece bathroom
- Character features including exposed beams
- Rear garden space
- Close to Glossop town centre and amenities
- Excellent transport links & EPC rating C



A charming double-fronted stone cottage offering spacious and versatile living accommodation, ideally suited to both families and downsizers alike. The property has been thoughtfully upgraded and well maintained over the past 10 years, blending character features such as exposed beams with modern fixtures and fittings. All rooms and garden have experienced substantial upgrades including a full rewire and replacement windows.

The accommodation briefly comprises an inviting lounge to the front aspect, along with a versatile additional reception room ideal for use as a study or playroom. To the rear is a generously proportioned kitchen diner, fitted with a range of integrated appliances and providing an excellent space for both everyday living and entertaining, with direct access to the garden.

To the first floor, the property offers three well-proportioned bedrooms, including a generous main bedroom enjoying pleasant woodland views, alongside a contemporary four-piece family bathroom finished to a high standard.

Externally, the property benefits from a private rear garden space, perfect for outdoor relaxation.

Situated within easy reach of Glossop town centre, the property enjoys access to a wide range of local shops, amenities, and a bustling high street, along with a selection of popular pubs, cafés, and restaurants. The location is particularly appealing for families, being close to a number of well-regarded schools including Duke of Norfolk CofE Primary School, St Luke's C of E Primary School, St Mary's Catholic Voluntary Academy and All Saints Catholic Voluntary Academy, as well as secondary options such as St Philip Howard Catholic Voluntary Academy and Glossopdale School & Sixth Form.

Excellent transport links, including regular rail connections to Manchester City Centre, make this an ideal location for commuters.

An excellent opportunity to acquire a characterful yet modern home in a highly convenient location, further enhanced by a strong EPC rating of C.

Council Tax band: B

Tenure: Leasehold



## LOUNGE

13' 0" x 13' 2" (3.96m x 4.01m)

Entrance door leading into the lounge with uPVC double glazed window to the front elevation, meter point cupboard, wall-mounted radiator, exposed beams to the ceiling, ceiling light point, and internal doors leading to the ground floor accommodation.

## STUDY/PLAYROOM (additional Reception Room)

8' 3" x 7' 5" (2.52m x 2.26m)

Versatile additional reception room ideal as a study or playroom, with uPVC double glazed window to the front elevation, ceiling light point, and wall-mounted radiator.

## KITCHEN/DINER

21' 6" x 10' 0" (6.55m x 3.05m)

A generously sized kitchen diner opening through to the dining area with fitted with a range of high and low level units with contrasting work surfaces and splashback tiling. Integrated appliances include fridge, freezer, Neff oven and microwave, induction hob with extractor over, stainless steel one and a half bowl sink unit with mixer tap, integrated washing machine, and integrated full-size dishwasher. Beams to ceiling, spotlights, wall-mounted radiator, boiler housing, under-stairs storage cupboard, and flooring throughout. uPVC double glazed windows to the rear elevation and external door providing access to the garden.





#### **MAIN BEDROOM**

13' 2" x 11' 7" (4.01m x 3.53m)

13'2" (widest point, narrowing to 10'1") x 11'7" A generous double bedroom, uPVC double glazed window to the rear elevation, woodland views, wall-mounted radiator, and ceiling light point.

#### **BEDROOM TWO**

11' 6" x 10' 7" (3.51m x 3.23m)

A further generous double bedroom with uPVC double glazed window to front elevation, wall-mounted radiator, ceiling light point, and triple mirrored wardrobe.

#### **BEDROOM THREE**

11' 6" x 7' 6" (3.50m x 2.29m)

7'6" x 11'6" (narrowing to 8'4") Double bedroom with uPVC double glazed window to front elevation, wall-mounted radiator, and ceiling light point. Restricted floor space in part.

#### **BATHROOM**

8' 3" x 7' 4" (2.52m x 2.24m)

A generously sized bathroom with a four-piece suite comprising double shower cubicle with rainfall and handheld showerheads, bath with mixer tap and handheld shower attachment, low-level WC, and sink set within a vanity unit with mirror over. Heated towel rail (chrome), floor-to-ceiling tiling, ceiling spotlights, extractor fan, and uPVC double glazed window to rear elevation.

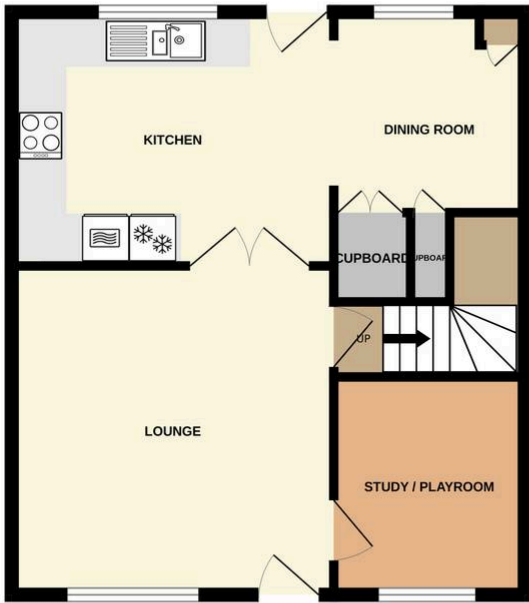




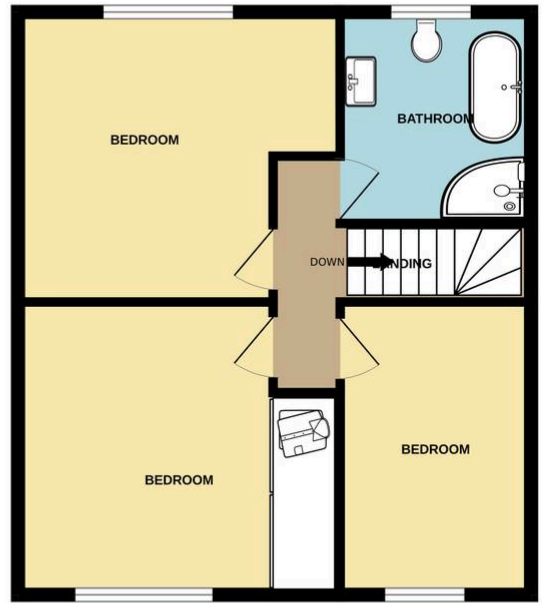
## GARDEN

Externally, the property benefits from a private rear garden space, perfect for outdoor relaxation.

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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.  
Made with Metropix ©2026

You can include any text here. The text can be modified upon generating your brochure.