



**jordan fishwick**

140 ST. MARYS ROAD GLOSSOP SK13 8JB

£215,000

## 140 ST. MARYS ROAD GLOSSOP SK13 8JB

A deceptively spacious, stone built mid terraced house in central Glossop, offering versatile living space arranged over three floors and with a shared rear yard which has been subdivided by agreement with the neighbours. Briefly including an entrance vestibule, front lounge with fireplace and a sitting/play room at the rear, then there is a kitchen and dining room in the basement and on the top floor, two bedrooms and a bathroom with shower. Energy Rating D

### GROUND FLOOR

#### Entrance Vestibule

Pvc double glazed front door, glazed door leading through to:

#### Lounge

13'8 (max) x 12'0 (less vest)

Pvc double glazed front window, central heating radiator, feature fireplace with gas living flame coal effect fire, built-in cupboards and shelving, laminate wood effect flooring and door through to:

#### Sitting Room

11'8 x 10'7 (max)

Pvc double glazed rear window, central heating radiator, fitted base unit housing an integrated larder fridge, work top over and wall cupboard, laminate wood flooring, stairs leading up to the first floor and down to:

### LOWER GROUND FLOOR

#### Kitchen

11'3 x 10'3 (plus stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine and space for a dryer, work tops over with a circular stainless steel sink, gas cooker point, Glow Worm gas fired central heating boiler and radiator, pvc double glazed rear window, tiled floor, external stable type rear door and door to:

#### Dining Room

13'4 x 11'8

Central heating radiator, tiled floor, gas and electric meter cupboards.

### FIRST FLOOR

#### Landing

Spindled balustrade and doors leading off to:

#### Bedroom One

13'9 (max) x 11'11

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

7'7 x 6'10

Central heating radiator.

#### Bathroom

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

### OUTSIDE

#### Shared Rear Yard Subdivided by Agreement

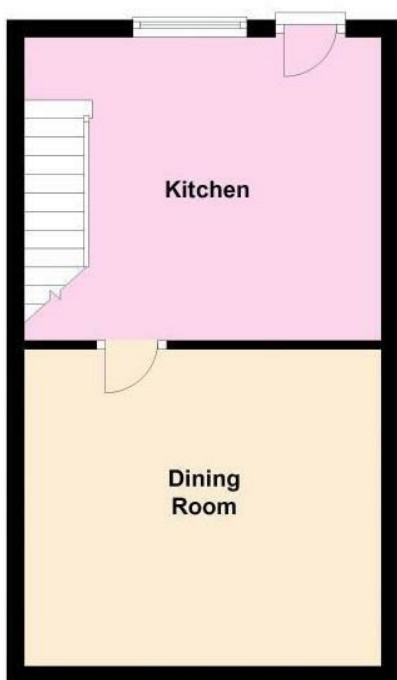
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#### Note - Anti Money Laundering

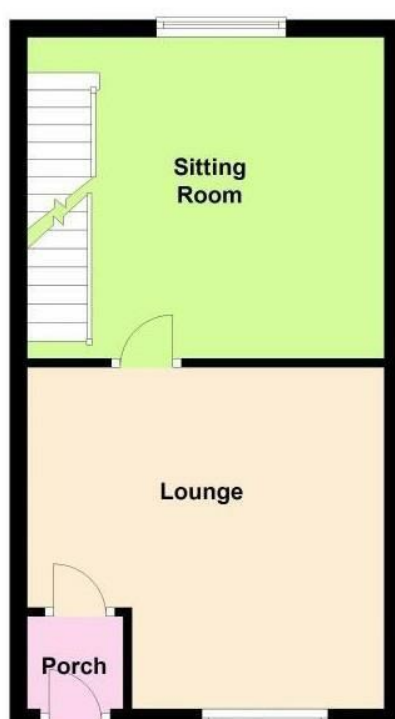
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.



Basement



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	