



**jordan fishwick**

19 PRINCESS STREET GLOSSOP SK13 8DS  
Auction Guide £150,000

## 19 PRINCESS STREET GLOSSOP SK13 8DS

\*\* For sale by Modern Method of Auction; Starting Bid Price £150,000 plus Reservation Fee \*\*

A traditional stone built mid terraced house in central Glossop, offered for sale with No Onward Chain. Briefly the property which has gas central heating and pvc double glazing includes an entrance vestibule, front lounge with fireplace, dining kitchen, two first floor bedrooms and a bathroom with shower. Walled frontage, communal rear garden and stone garden shed. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by Iam-Sold Limited

### Auctioneers Comment

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

### Directions

From our office on High Street West proceed in an easterly direction and your second right onto Market Street, this becomes Phillip Howard Road, follow this to the top and go straight ahead over the junction onto Princess Street and the property is on the left hand side.

### GROUND FLOOR

#### Entrance Vestibule

Pvc double glazed front door, and door through to:

#### Lounge

13'11 x 13'5 (max) (less vest)  
pvc double glazed front window, central heating radiator, gas and electric meter cupboards, gas coal effect fire, marble inset and hearth, fire surround and door through to:

### Dining Kitchen

13'5 x 11'6 (less stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit with mixer tap, gas hob and filter hood, matching wall cupboards, Worcester gas fired combination boiler and radiator, pvc double glazed rear window and external rear door, open tread stairs to:

### FIRST FLOOR

#### Landing

Access to the loft space.

#### Bedroom One

11'3 (plus robes) x 10'10

Pvc double glazed front window, central heating radiator and full length fitted wardrobes with sliding mirror doors.

#### Bedroom Two

8'7 x 8'6 (plus door rec)

Pvc double glazed rear window, central heating radiator and storage cupboard.

### Bathroom

A white panelled bath with electric shower over, matching pedestal wash hand basin and close coupled wc, white towel radiator and pvc double glazed rear window.

### OUTSIDE

#### Communal Garden & Garden Store

the property has a walled frontage and shared rear garden with garden store.

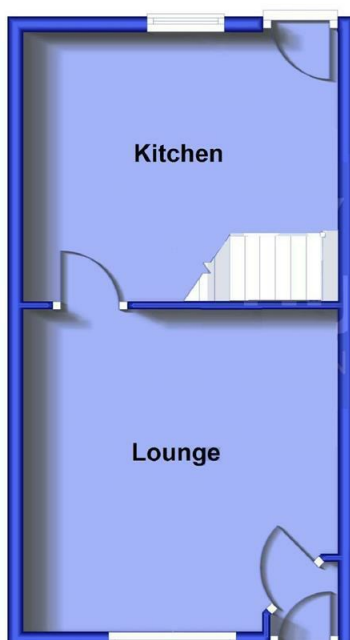
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### Agents Notes - HMRC Directive

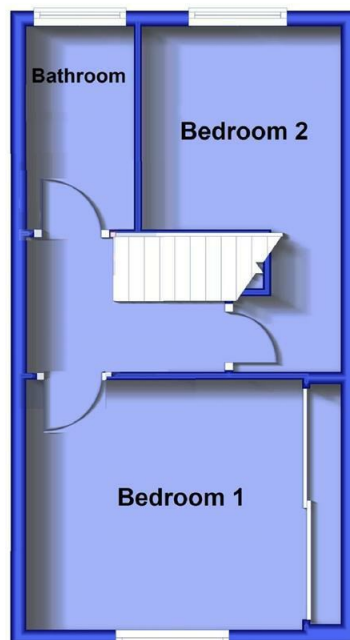
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply.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



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	