

DAWSONS

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Shepley Street, Glossop, SK13 7RZ

Dawsons are pleased to welcome to the market this modern, stone built, two bedroom property, situated in the beautiful historic village of Old Glossop. With its close proximity to the larger town of Glossop which has a large range of shops, schools, bars, and restaurants and excellent transport links this beautiful property will make an ideal home for the first-time buyer or people looking to downsize. Viewing highly recommended.

The property briefly comprises; Entrance hallway and downstairs WC, open plan living/dining room, fitted kitchen with French doors to the enclosed rear garden. To the first floor, two double bedrooms, and a modern family bathroom. Externally, there is an enclosed lawned front garden and a good-sized rear garden. The property also benefits from two allocated parking bays.

Offers Over £285,000



**CHARTERED SURVEYORS, ESTATE AGENTS
& PROPERTY MANAGEMENT SPECIALISTS**



Shepley Street, Glossop, SK13 7RZ

- Two Allocated Parking Spaces
- Two Good Size Bedrooms
- Gardens to both Front and Rear
- Modernised Throughout
- Situated In Old Glossop
- Viewing Highly Recommended

Ground Floor

Hallway

4'11" x 6'6" (1.5 x 2)

Door to front, doors leading to:

Downstairs W/C

4'11" x 4'11" (1.5 x 1.5)

Fitted with a low level WC, and wash hand basin, laminate flooring, chrome towel radiator.

Kitchen

9'2" x 9'2" (2.8 x 2.8)

UPVC double glazed window to front, fitted with a range of wall and base units with worksurfaces and splashbacks, inset one and a half bowl sink with mixer tap, built in electric oven, gas hob with extractor hood over, integrated washing machine and fridge/freezer, inset ceiling downlights, door to:

Living Room/Dining Room

14'5" x 16'4" (4.4 x 5)

uPVC double glazed window to rear,

stairs to first floor, under stairs storage cupboard, central heating radiator, uPVC French doors leading to the rear garden.

FIRST FLOOR

Landing

Leading on to the following rooms

Bedroom 1

11'1" x 11'5" (3.4 x 3.5)

uPVC double glazed window to the front, built in storage, central heating radiator, door leading to:

En Suite

7'2" x 2'11" (2.2 x 0.9)

UPVC double glazed window to rear, fitted with a modern white suite comprising tiled shower cubicle, low level WC, wash hand basin, part tiled walls, chrome towel radiator.

Bedroom 2

7'6" x 14'5" (2.3 x 4.4)

Two uPVC double glazed windows, central heating radiator.

Bathroom

6'6" x 6'6" (2 x 2)

Re-fitted contemporary white suite comprising panel bath with shower over, wash hand basin with vanity storage unit below, low level WC, fully tiled walls, tiled floor, inset ceiling downlights, heated chrome towel radiator.

Externally

Low maintenance garden to front with wrought iron fence and gate. Enclosed garden to rear with paved and lawned areas, decorative border. and garden shed. Gate to rear leading to two allocated parking spaces.

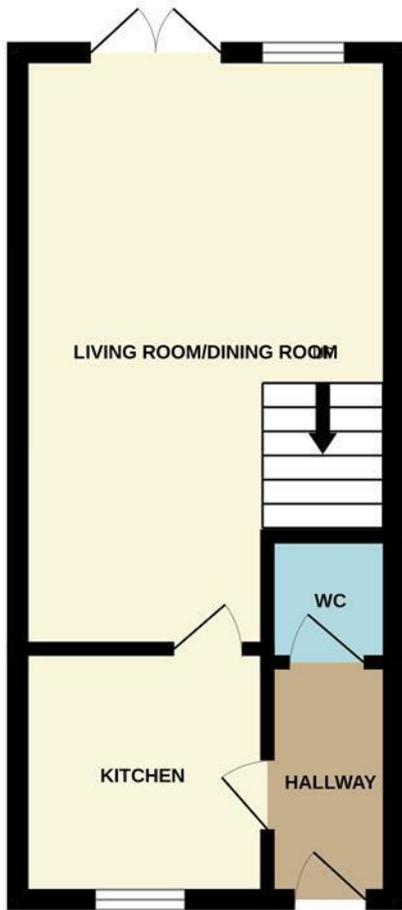


Directions

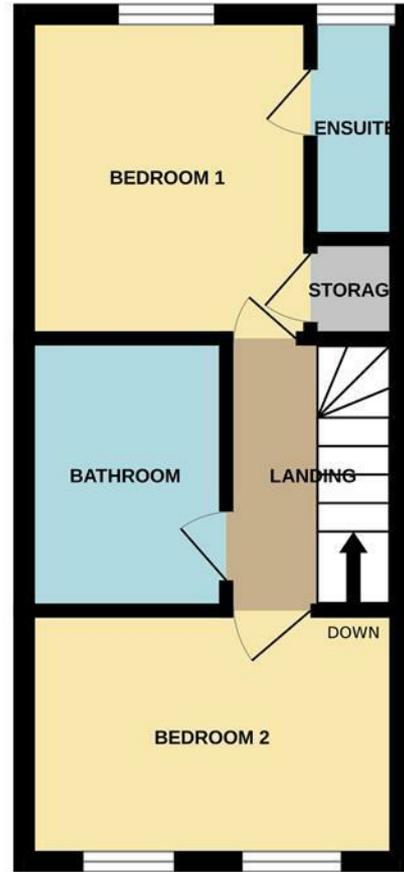


Floor Plan

GROUND FLOOR



1ST 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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