



52 Primrose Lane, Glossop

£229,950 Freehold

FREEHOLD • Characterful Cottage • Two Bedrooms • Loft Room • Lounge with Multi Fuel Burning Stove • True Kitchen / Diner • Pretty Forecourt Garden • Private Rear Garden with Riverside Aspect • Close to Glossop Town Centre & Railway Station • Perfect First or Downsizing Home



FREEHOLD

Situated in a sought-after location on **Primrose Lane, Glossop**, this charming **two-bedroom character cottage** offers a wonderful blend of period charm and practical living space. Featuring an attractive **forecourt frontage** and a **private rear garden**, the property is perfect for those seeking a cosy yet spacious home.

Inside, the generous **lounge with multi-fuel stove** creates a warm and inviting living space, while the **true kitchen/diner** provides excellent room for both everyday living and entertaining. Upstairs are **two well-proportioned bedrooms**, complemented by a versatile **loft room** ideal for a home office, hobby space, or additional storage.

Ideally located close to **Glossop town centre**, the property enjoys easy access to a range of shops, cafés, supermarkets, well-regarded schools, and excellent **transport links**, including the train station with regular services into Manchester. With the beautiful **Peak District** also nearby, this is a fantastic home in a highly convenient and desirable setting.

Council Tax band: B

Tenure: Freehold



Entrance vestibule

3' 3" x 3' 1" (0.99m x 0.93m)

External timber glazed door to vestibule with ceiling light point and door into lounge

Lounge

12' 9" x 13' 5" (3.89m x 4.09m)

This spacious lounge features exposed wooden floorboards, an attractive fireplace with a multi-fuel burning stove, and built-in cabinets. A uPVC double-glazed window faces the front, and there's a wall-mounted radiator and ceiling light, along with an internal door to the kitchen.



Kitchen diner

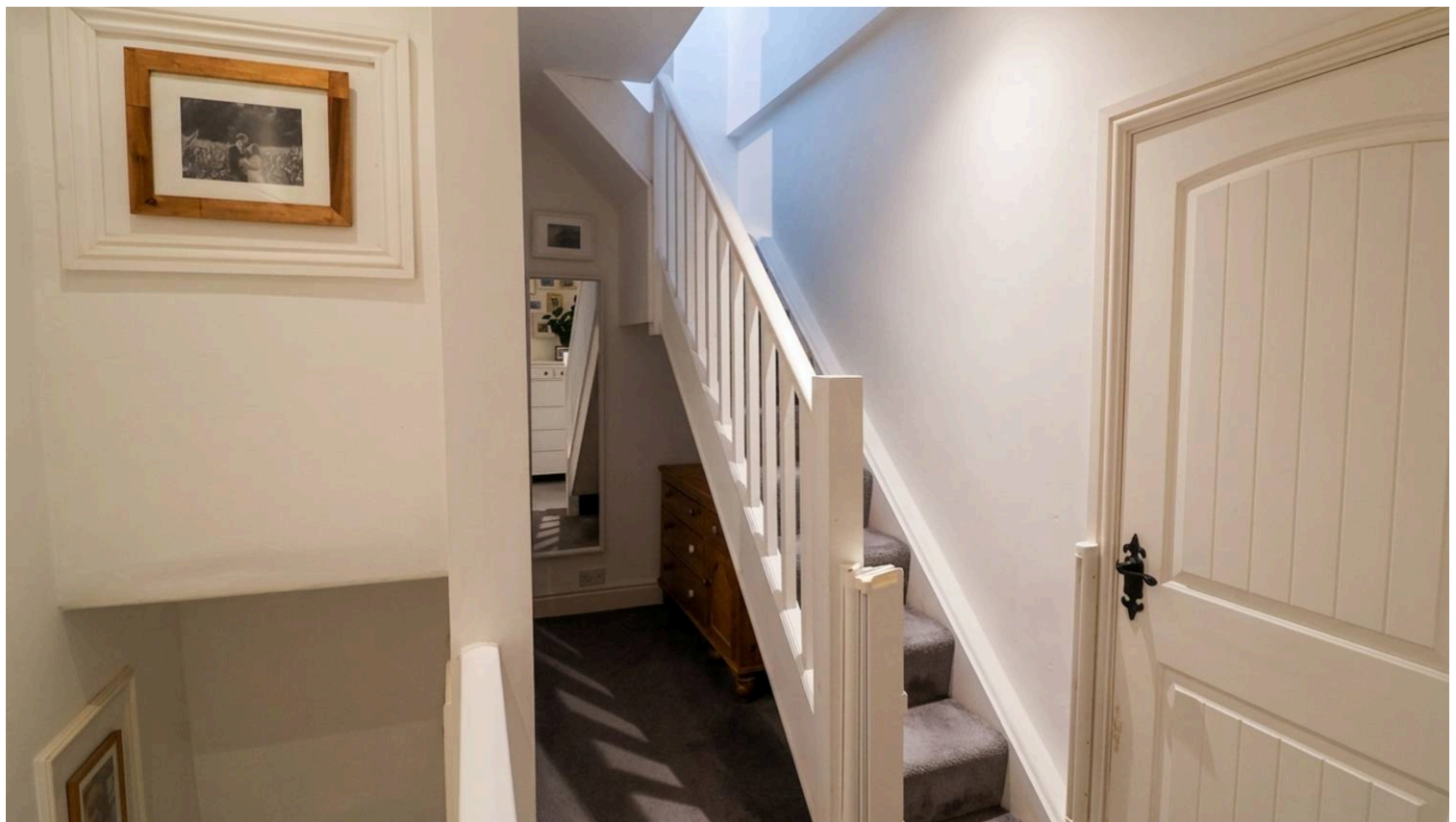
13' 6" x 9' 4" (4.12m x 2.84m)

This true kitchen diner features high and low fitted units with oak veneer work surfaces. It includes an integrated microwave, electric oven, a four-ring gas hob with an overhead extractor fan, plumbing for a washing machine, and space for a Slimline dishwasher and a fridge/freezer. Additional highlights are a Belfast sink with a mixer tap, under-stair storage, tiled flooring, a wall-mounted radiator, and a uPVC double-glazed window with a garden view. An external stable door provides access to the rear garden, and there are stairs leading to the first-floor accommodation.



Landing

Stairs lead from the ground to the first floor, with additional stairs providing access to the second floor. There is a wall-mounted radiator, ceiling spotlights, and an under-stair storage area, along with internal doors to the first floor accommodation.





Loft room

12' 6" x 16' 3" (3.80m x 4.95m)

A fully boarded loft room with ceiling spotlights, Velux window, wall mounted radiator and storage to eaves



Main bedroom

12' 3" x 7' 8" (3.74m x 2.34m)

Double bedroom featuring a uPVC double-glazed window to the front elevation, wall-mounted radiator, Laminate flooring, ceiling light point, and built-in wardrobe.



Bedroom two

9' 6" x 8' 3" (2.90m x 2.51m)

A double bedroom featuring a uPVC double-glazed window at the rear, providing open views of the river and woodland. It includes a wall-mounted radiator and a ceiling light fixture.



Bathroom

12' 2" x 4' 7" (3.70m x 1.39m)

The bathroom is spacious and features a three-piece suite, which includes a low-level WC, a bath with an over-bath shower, and a Belfast sink. There is splash-back tiling, a uPVC double-glazed window facing the rear, and a ceiling light fixture. Additionally, the room is equipped with a floor-mounted chrome heated towel rail and attractive paneling on the walls. A large storage closet provides ample space for organization.

Garden

A pretty forecourt garden and a private rear garden with stone storage shed and established planting

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