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jordan fishwick

40 Charlestown, Glossop, Derbyshire, SK13 8LF

**** SEE OUR VIDEO TOUR **** A charming stone built mid terraced cottage of character, on the edge of Glossop town centre and bordering the Peak District open countryside, well presented throughout, with a walled frontage and enclosed rear garden. Briefly comprising a front entrance porch, a 22ft open plan living room/kitchen with central staircase and feature open stone fireplace with wood burning stove, useful utility room and upstairs there are two bedrooms, a bathroom with shower and ladder access to the attic with skylight window. Energy Rating D

Guide Price £180,000

Viewing arrangements

Viewing strictly by appointment through the agent

44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888

Directions

From our office on High Street West proceed to the central traffic lights at Norfolk Square and turn right into Victoria Street. Follow the road up the hill and the road changes into Charlestown Road. The property is eventually on the right hand side just after passing the junction with Turnlee Road.

GROUND FLOOR

Enclosed Front Porch

Pvc front door and pvc double glazed window, ;latch door leading through to:

Through Living Room/Kitchen

22'10" x 14'1" (less chimney breast)

Pvc double glazed front window, central heating radiator,

feature stone fireplace and wood burning stove, gas and electric meter cupboards, central spindled stairs to the first floor with space for a small table underneath, opening through to the kitchen which has a range of fitted oak fronted kitchen units including base cupboards and drawers, work tops over with and inset single drainer stainless steel sink unit and mixer tap, split-level electric double oven and grill, gas hob and filter hood, matching wall cupboards, pvc double glazed rear window, central heating radiator and door to:

Utility Room

7'9" x 6'7"

Plumbing for an automatic washing machine, wall cupboards, Worcester gas fired central heating boiler and radiator, pvc double glazed window and pvc external rear door.

FIRST FLOOR

Landing

Ladder access to the Attic which has a double glazed skylight window and eaves storage, doors to:

Bedroom One

12'2" (to robes) x 10'5"

Pvc double glazed front window, central heating radiator and fitted wardrobes.

Bedroom Two

8'2" x 7'10"

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

Bathroom

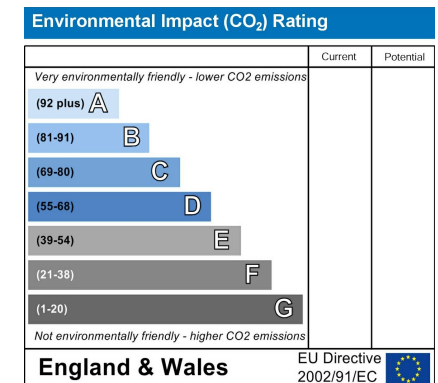
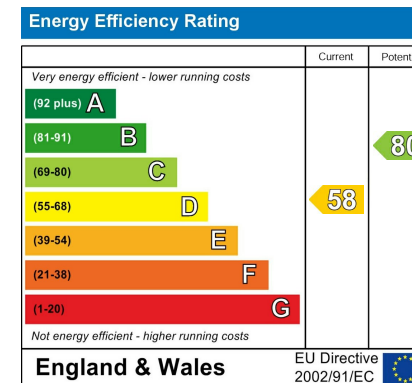
A coloured suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc,, pvc double glazed rear window and central heating radiator.

OUTSIDE

Gardens

The property has a walled frontage, a small rear yard area and an enclosed rear garden. There is also a common yard area which is used with the neighbours for off road parking.

Our ref: Cms/cms/0103/24





Ground Floor

Approx. 35.7 sq. metres (384.1 sq. feet)



First Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



Total area: approx. 65.1 sq. metres (700.2 sq. feet)



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

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