



# 18 Blackshaw Road, Old Glossop, Derbyshire, SK13 7SL

**\*\* SEE OUR VIDEO TOUR \*\*** Within the heart of picturesque Old Glossop and sneaking far reaching views to the surrounding hills, an immaculately presented, stone built end terraced house which is guaranteed to impress! Briefly comprising an entrance hall, lounge, dining room and conservatory with warm roof and skylights, a fitted kitchen with Granite tops, two first floor double bedrooms, bathroom, separate wc and boarded loft space. Gas central heating, pvc double glazing, front & rear gardens and residents off road parking, Energy Rating C

## Guide Price £250,000

### 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 left into Norfolk Street. Follow the road out of Glossop and turn right into Hall Meadow Road. At the end turn right into Church Terrace and then left into Thorpe Street. Follow the road round into Blackshaw Road and the property can be found on the right hand side.

### GROUND FLOOR

#### Front Porch

Composite double glazed front door, tiled floor, pvc double glazed window and glazed door through to:

#### Entrance Hall

Turning stairs to the first floor, understairs storage, laminate wood flooring, glazed doors to:

#### Lounge

13'5" x 9'11"

Central heating radiator, two wall light points, tv aerial point and openings to both the conservatory and:

#### Dining Room

11'11" x 9'10"

Central heating radiator, laminate wood flooring, walk-in pantry with power and light, glazed door to the kitchen and opening through to:

#### Conservatory

14'6" x 9'3"

Pvc double glazed windows and doors out to the rear garden, Morso wood burning stove and hearth, laminate wood flooring and two double glazed skylight windows.

#### Kitchen

9'11" x 6'11"

A range of fitted kitchen units finished in white with base cupboards and drawers, integrated slimline dishwasher and plumbing for an automatic washing machine, built-in electric oven, Granite work tops over with inset stainless steel sink and mixer tap, integrated fridge freezer, gas hob, filter hood and matching wall cupboards, Glow Worm gas fired combination boiler, pvc double glazed front window and laminate wood flooring.

### FIRST FLOOR

### Landing

Half landing with pvc double glazed side window, landing with pvc double glazed front window, ladder access to the loft space and doors leading off to:

### Bedroom One

13'4" x 10'0"

Pvc double glazed rear window and central heating radiator.

### Bedroom Two

9'7" x 7'10"

Pvc double glazed rear window and central heating radiator.

### Bathroom

A white suite including a panelled bath with electric shower over and shower screen, pedestal wash hand basin, central heating radiator and pvc double glazed front window.

### Separate Wc

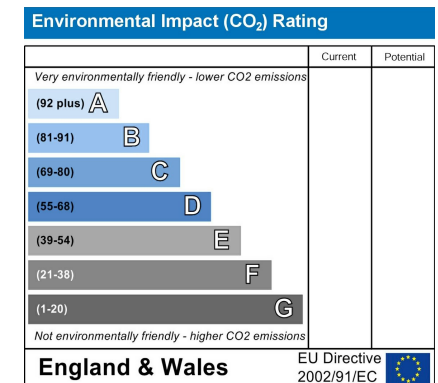
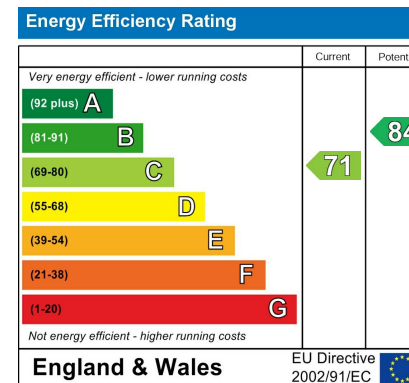
A white close coupled wc and pvc double glazed front window.

### OUTSIDE

#### Gardens

The property has a walled front garden and an enclosed South Easterly facing, flagged rear garden with garden store, pergola and views to the surrounding hills.

Our ref: Cms/cms/0111/24





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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