





# 24 Ebenezer Street, Glossop, Derbyshire, SK13 8JY

**\*\* SEE OUR VIDEO TOUR \*\*** A modern style end terraced house, part of an established residential area, less than a mile from Glossop town centre and railway station. Briefly comprising on the ground floor a front entrance porch, dining room, lounge, kitchen and a rear hallway leads to two first floor bedrooms, a bathroom with shower and a separate wc. The attic space has a washroom and three skylight windows which enjoy far reaching views. Gas central heating , pvc double glazing, enclosed front and rear gardens. Energy Rating D

## £193,000

### 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 in an Easterly direction and at the first set of traffic lights turn right onto Victoria Street. Proceed up the hill and along what becomes Charlestown Road, turn left into Whitfield Avenue and then towards the top, left again into Ebenezer Street, where the property is on the left hand side.

### GROUND FLOOR

#### Enclosed Front Porch

Pvc front door, electric meter cupboard and door to:

#### Dining Room

12'3" x 9'8"

Pvc double glazed front window, central heating radiator, doorway to the kitchen and arch to:

#### Lounge

13'2" (max) x 10'5"

Pvc double glazed front window and central heating radiator.

#### Kitchen

9'8" x 6'9"

A range of kitchen units including base cupboards and drawers, electric cooker point, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, wall cupboards and filter hood, pvc double glazed rear window and door to:

#### Hallway

Pvc double glazed external rear door, central heating radiator, understairs cupboard and turning stairs with a pvc double glazed side window leading to:

### FIRST FLOOR

## Landing

Linen cupboard, drop down ladder leading to the attic and doors to:

## Bedroom One

12'3" x 9'8"

Pvc double glazed front window and central heating radiator.

## Bedroom Two

10'5" x 8'10" (plus recess)

Pvc double glazed front window and central heating radiator.

## Bathroom

A white panelled bath with Creda electric shower over, pedestal wash hand basin, central heating radiator and pvc double glazed rear window.

## Separate Wc

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

## Attic/Washroom

17'2" x 8'6" (less access)

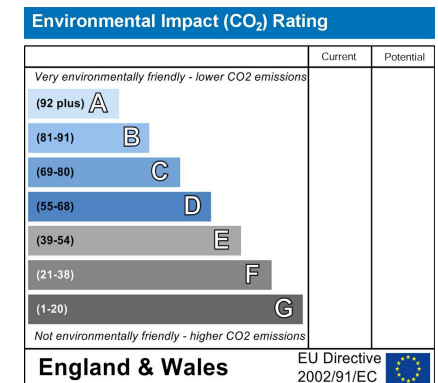
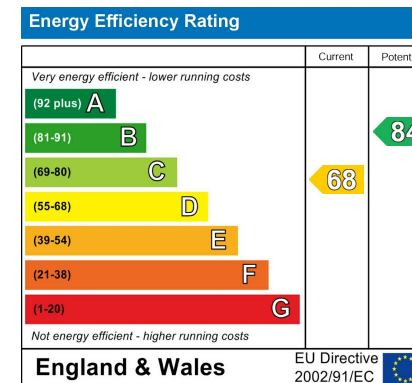
With restricted head height, two Velux double glazed skylight windows and door to a washroom with a wc, wash hand basin and double glazed skylight window.

## OUTSIDE

### Gardens

The property has a fenced frontage and an enclosed rear garden with decked area, lawn and garden shed.

Our Ref: Cms/cms/0214/24







GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

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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