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34 New Road, Tintwistle, Glossop, Derbyshire, SK13 1JN

**** SEE OUR VIDEO TOUR **** A charming stone built larger style mid terraced cottage of character, recently refurbished by the current owners and well presented throughout with a private, enclosed rear garden. Briefly comprising an entrance vestibule, front lounge with fireplace and wood burning stove, a fitted dining kitchen, two first floor double bedrooms, (at one time there were three) and the bathroom with shower. Gas central heating, pvc double glazing and Energy Rating C

£220,000

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 a Westerly direction through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. At the end bear left down Waterside, cross over the bridge into Tintwistle and up New Road where the property is on the left hand side.

GROUND FLOOR

Entrance Vestibule

Composite front door, door through to:

Lounge

15'4" x 14'0" (less chimney breast & vest)

Pvc double glazed front sash window, central heating radiator, tv aerial point, gas and electric meter cupboards, wood burning stove and door through to:

Dining Kitchen

15'4" x 9'11" (plus stairs)

A range of fitted kitchen units including base cupboards and drawers, plumbing for a dishwasher and automatic washing machine, work tops over with an inset one and a half bowl coloured sink unit with mixer tap, electric cooker point, wall cupboards, understairs recess, Ideal gas fired combination boiler and radiator, pvc double glazed rear, external stable type rear door and stairs leading to:

FIRST FLOOR

Landing

Bedroom One

15'6" (less chimney breast) x 10'11" plus 6'0"

At one time split into two bedrooms with two pvc double glazed front sash windows and two central heating radiators.

Bedroom Two

10'7" x 9'5"

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

Bathroom

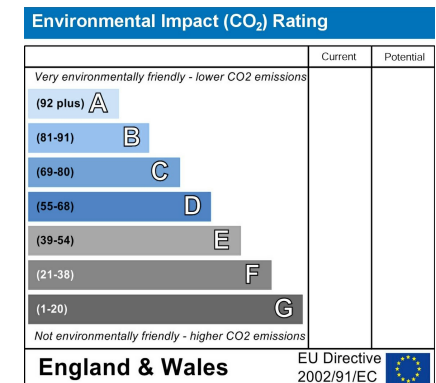
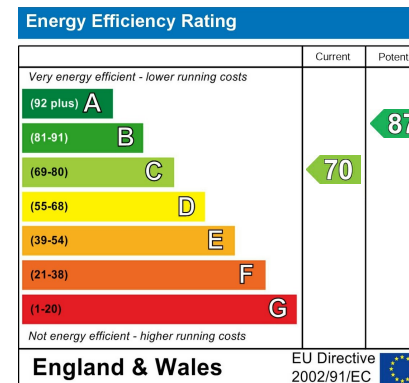
A white panelled bath with mixer tap and Triton electric shower, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window.

OUTSIDE

Walled Frontage & Rear Garden

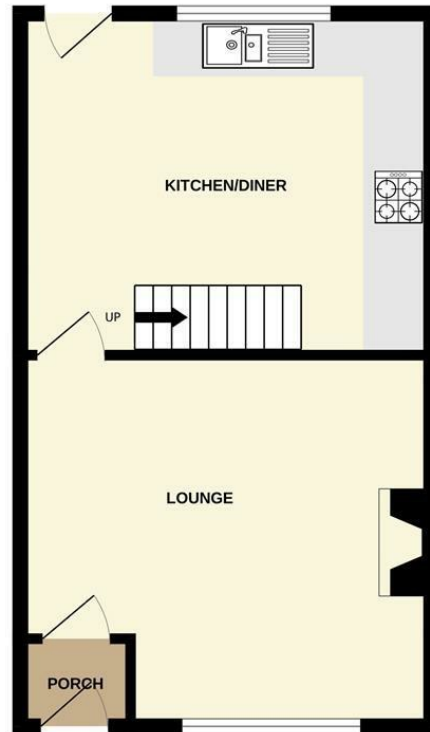
The property has a walled frontage and an enclosed low maintenance rear garden with flagged patio areas and garden shed.

Our ref: Cms/cms/0307/24





GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.7 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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