





# 30 Ashton Street, Glossop, Derbyshire, SK13 8JP

**\*\* SEE OUR VIDEO YOUR \*\*** An immaculately presented, 1960's built, end terraced house, located towards the head of a cul-de-sac and within a quarter of a mile walk, from Glossop town centre and railway station. Briefly comprising an enclosed front porch, hallway, front lounge, dining kitchen with Shaker style units and range cooker, three first floor bedrooms and a shower room. Front garden, enclosed rear garden, parking at the side and a garage. Energy Rating D

## Offers In The Region Of £270,000

### 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, once at the central traffic lights turn right onto Victoria Street, follow the road up the hill and round to the left onto Charlestown Road, and then turn right onto Ashton Street.

### GROUND FLOOR

#### Enclosed Porch

Pvc double glazed front door and windows, electric tubular heater, and pvc double glazed door to:

#### Entrance Hallway

Central heating radiator, electric consumer unit and meter, stairs to the first floor and opening through to:

#### Lounge

14'5" x 14'2"

Pvc double glazed front window, central heating radiator, gas fire and

polished Limestone fireplace, understairs cupboard with gas meter, opening through to:

#### Dining Kitchen

17'0" x 9'0"

Central heating radiator, a range of refitted shaker style kitchen units including base cupboards and drawers, wine racks, pan drawers, integrated freezer, dishwasher and automatic washing machine, Corian work tops over with an inset Frankie stainless steel one and a half bowl sink with mixer tap, Nexus range cooker with electric double oven, grill and gas hob, filter hood over and matching wall cupboards, pvc double glazed rear window and opening through to:

#### Conservatory

8'3" x 7'11"

Pvc double glazed windows and doors opening into the rear garden, central heating radiator, fan light and uplighters.

### FIRST FLOOR

## Landing

Access to the fully boarded loft space including ladder and lightning, spindled balustrade, cupboard and doors to:

## Bedroom One

12'11" x 9'4"

Pvc double glazed front window and central heating radiator.

## Bedroom Two

9'11" x 8'9" (plus robes)

Pvc double glazed rear window, central heating radiator, fitted wardrobes and bedside drawers.

## Bedroom Three

7'5" x 7'4"(less robes)

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

## Shower Room

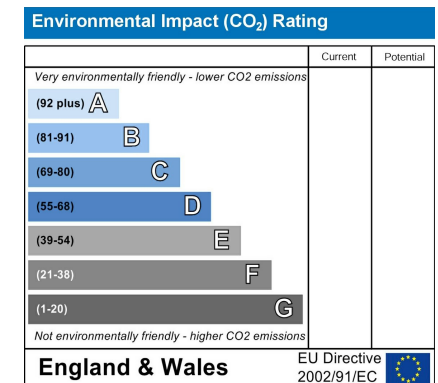
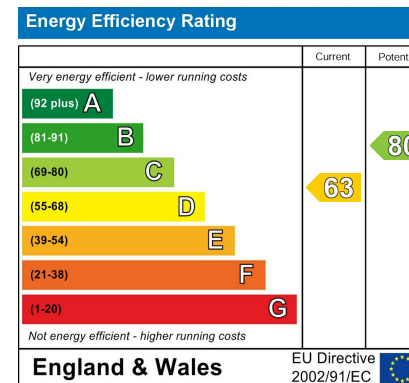
Walk in shower cubicle, wash hand basin with mixer tap and vanity unit, close coupled wc, stainless steel finish towel radiator and pvc double glazed rear window.

## OUTSIDE

### Gardens & Garage

The property has a front garden, parking at the side, an enclosed low maintenance flagged rear garden and garage.

Our ref: Cms/cms/0319/24

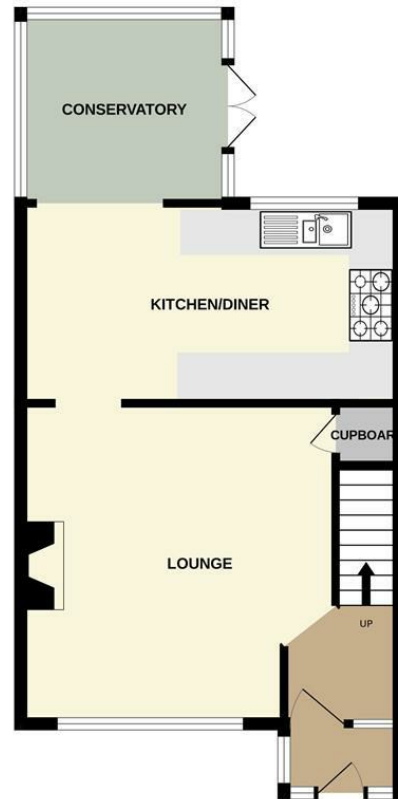








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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