



**jordanfishwick**

RIVERSIDE COTTAGE 2 PRIMROSE LANE GLOSSOP SK13

**£230,000**



RIVERSIDE COTTAGE 2 PRIMROSE LANE GLOSSOP SK13 8EW

A charming end terraced cottage property of character, in a previous life the Travellers Call tavern, enjoying a waterside location adjoining Longclough Brook and only a short distance from Glossop town centre and railway station. Briefly comprising an entrance hall, kitchen extension, two reception rooms, one with a fireplace and wood burning stove, conservatory and rear porch, two first floor bedrooms and a shower room. Enclosed gardens and garden shed. Energy Rating D

Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and turn left at the first roundabout onto Primrose Lane where the property can be found on the right hand side.

GROUND FLOOR

Entrance Hall

Front door, slate floor, central heating radiator and doors to:

Kitchen

11'9 x 9'5  
A range of fitted kitchen units including base cupboards and drawers, plumbing for a dishwasher , built-in electric oven, work tops over with an inset twin bowl, single drainer stainless steel sink and mixer tap, gas hob, matching wall and larder cupboards, two double glazed windows, tiled floor and central heating radiator.

Lounge

12'0 x 11'11 (less chimney breast)  
Double glazed front window, central heating radiator, electric meter cupboard, brick fireplace and wood burning stove, laminate wood flooring and opening through to:

Dining Room

13'11 x 12'10 (less stairs)  
Stone fireplace, central heating radiator, turning spindled stairs leading to the first floor, understairs cupboard, slate floor door to the utility room and double glazed doors to:

Conservatory

12'0 x 8'7  
Double glazed windows and doors out to the garden, laminate wood flooring, plumbing for an automatic washing machine.

Rear Porch

7'5 x 7'3  
Double glazed rear window, tiled floor, Vaillant gas fired combination boiler and radiator, pvc double glazed external rear door.

FIRST FLOOR

Bedroom One

11'11 x 11'11  
Double glazed front and pvc double glazed side windows, central heating radiators and access to loft space.

Bedroom Two

9'7 x 8'1 (min meas plus recess)  
Pvc double glazed rear window and central heating radiator, access to the loft space and laminate wood flooring.

Shower Room

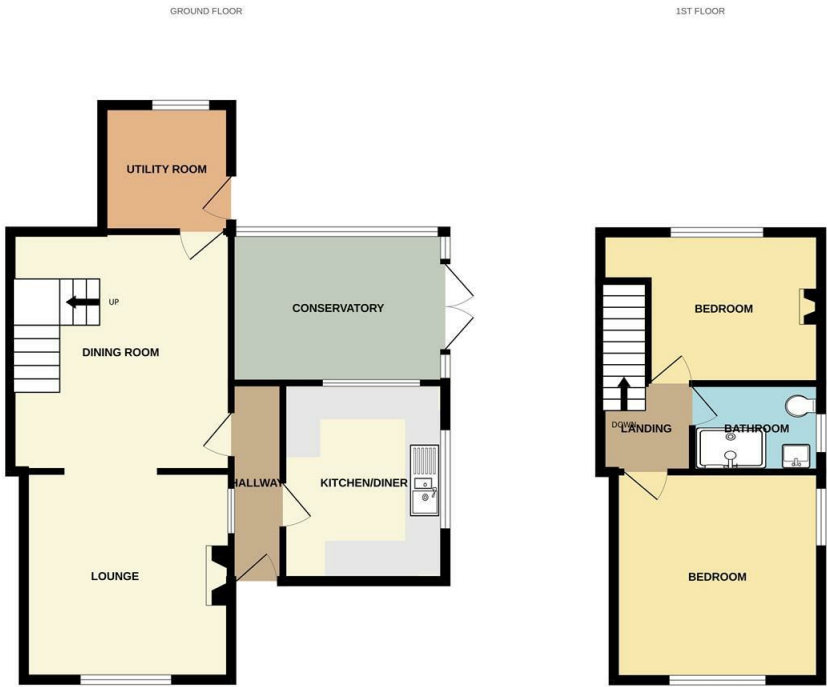
Walk-in shower, wash hand basin with mixer tap and vanity unit, close coupled wc, chrome finish towel radiator and pvc double glazed side window.

OUTSIDE

Gardens

The cottage has a gated frontage and the gardens extend out to the side and rear of the property, the lower part adjoining the passing brook.

Our ref: Cms/cms/1011/24



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 misstatement. 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. Made with floorplan 20204

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	