



# 29 Derby Street, Glossop, Derbyshire, SK13 8LZ

An unusual stone built corner terrace, close to the town centre, offering spacious living space and offered for sale with No Onward Chain. Briefly the property includes a front lounge, separate dining room and a kitchen with modern units, Upstairs there are two double bedrooms, a useful windowless room ideal for a home office or occasional third bedroom and a bathroom with shower. Shared rear yard and garden area. Energy Rating D

## Auction Guide £140,000

### 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 right into Victoria Street. After a short distance turn left into Derby Street and the property is on the left hand side.

### GROUND FLOOR

#### Lounge

14'2 x 12'6 (max less chimney breast)

Pvc front door and pvc double glazed front window, central heating radiator, gas meter cupboard and doors leading through to both the kitchen and:

#### Dining Room

13'0 x 11'5 (max)

Two pvc double glazed front windows, central heating radiator and electric meter cupboard.

#### Kitchen

12'3 x 12'0 (average) plus stairs

A range of fitted kitchen units finished in white and including base cupboards and drawers, plumbing for an automatic washing machine, electric oven, work

tops over with an inset single drainer stainless steel sink unit and mixer tap, electric hob, filter hood and wall cupboards, central heating radiator, rear sash window, understairs cupboard, pvc double glazed external rear door.

### FIRST FLOOR

#### Landing

#### Bedroom One

13'9 x 12'9 (max) 9'8 (min)

Pvc double glazed front window and central heating radiator.

#### Bedroom Two

12'6 x 11'2 (max meas)

Two pvc double glazed front windows and central heating radiator.

#### Home Office/Occasional Bedroom

10'4 x 8'11

Storage cupboard with access to the loft space, sun tunnel.

#### Bathroom

A white suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc, central heating radiator and pvc double glazed rear window, boiler housing the gas fired combination boiler.

### Shared Rear Yard and Gardens

The property shares a rear yard and garden area with the neighbours.

Our ref: Cms/cms/1017/25

### Agents Notes - HMRC Directive

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

### Auctioneers Comments

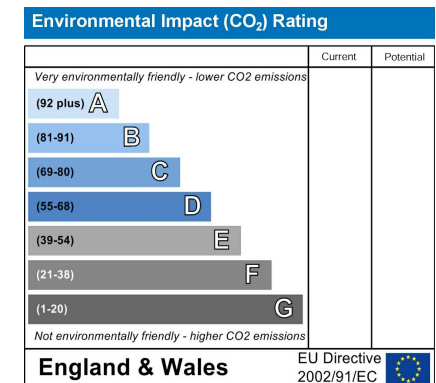
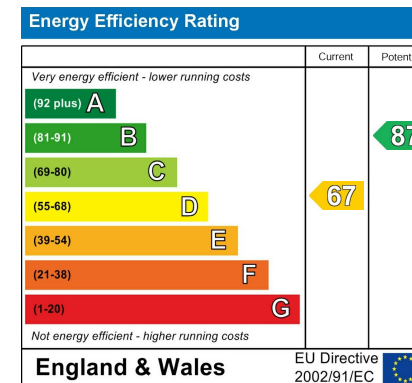
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.







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