



# 11 Simmondley Lane, Glossop, Derbyshire, SK13 6NR

\*\* For sale by Modern Method of Auction; Starting Bid Price £160,000 plus Reservation Fee \*\*

A larger than average, stone built end terraced house, with off road parking, enclosed rear garden and offered for sale with No Onward Chain. Briefly comprising an entrance hall, front dining room, lounge and fitted kitchen, a side porch, two first floor bedrooms and a bathroom with separate shower. The attic space has a skylight window and there is also a useful cellar. Energy Rating D

This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited

## Auction Guide £160,000

### Viewing arrangements

**Viewing strictly by appointment through the agent**

**44 High Street West, Glossop, Derbyshire, SK13 8BH 01457 858888**

### 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.

### Directions

From our office on High Street West proceed in a Westerly direction through the traffic lights and at the second roundabout turn left into Simmondley Lane. Continue up the hill and the property is on the left hand side.

### GROUND FLOOR

#### Entrance Hall

Front door, pvc double glazed side window, central heating radiator, door to the cellar, archway to the lounge and door to:

#### Dining Room

10'5 x 10'1

Pvc double glazed front window and central heating radiator, opening through to:

#### Lounge

Pvc double glazed rear window, central heating radiator, stone flagged floor, cast iron fireplace with gas coal effect fire, stairs leading to the first floor and door to:

#### Kitchen

9'5 x 7'1 plus 4'10 x 4'5

A range of fitted kitchen units including base cupboards and drawers, wine rack, integrated slimline dishwasher, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink unit and mixer tap, split-level

double oven and gas hob with filter hood over, matching wall cupboards, pvc double glazed side and rear windows, central heating radiator and door to:

#### **Side Porch**

Pvc double glazed front window and external side door.

#### **Cellar**

11'7 x 6'8 plus 11'7 x 3'6

Two chambers with electric meter and pvc double glazed rear window.

#### **FIRST FLOOR**

##### **Landing**

Central heating radiator and access to the loft space which has a double glazed skylight window.

##### **Bedroom One**

11'4 (plus robes) x 10'9

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

##### **Bedroom Two**

12'10 x 8'1 (less robes)

Pvc double glazed rear window, central heating radiator, wardrobes housing the Alpha gas fired combination boiler.

##### **Bathroom**

A white suite including a panelled bath with mixer tap, close coupled wc, pedestal wash hand basin and shower cubicle, tiled floor, pvc double glazed front and rear windows.

#### **OUTSIDE**

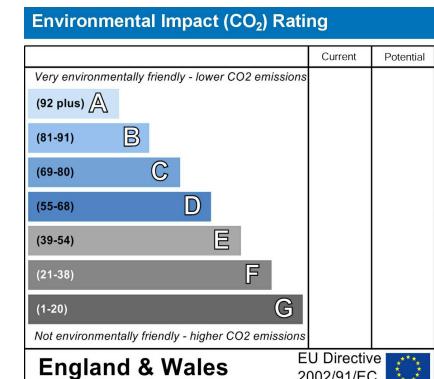
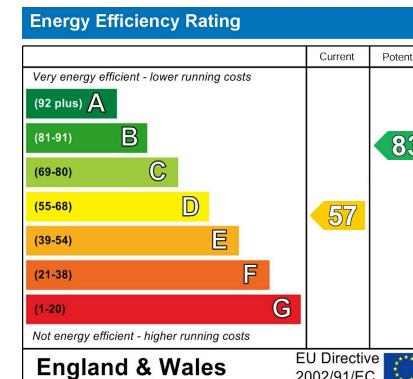
##### **Gardens & Parking**

The property has an off road parking space at the front and an enclosed split-level rear garden.

Our Ref: cms/cms/0307/25

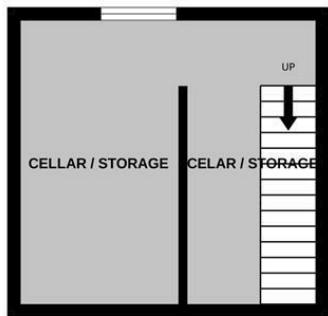
##### **Agents Notes - HMRC Directive**

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.





BASEMENT



GROUND FLOOR



1ST FLOOR



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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