



# 80 Charlestown Road, Glossop, Derbyshire, SK13 8LB

A refurbished stone terrace of character, an ideal first home, with an enclosed, split-level rear garden and offered for sale with No Onward Chain. Less than a mile from Glossop town centre shops and railway station, the property has gas central heating, pvc double glazing and briefly comprises a front lounge with fireplace, a dining kitchen with oven/hob and patio doors, two first floor bedrooms and a bathroom with shower. Energy Rating C

## £198,000

### Viewing arrangements

Viewing strictly by appointment through the agent

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

### GROUND FLOOR

#### Lounge

12'8 x 12'7 (less stairs)

Pvc front door and pvc double glazed front window, central heating radiator, brick fireplace, gas and electric meter cupboards, two wall light points, spindled stairs leading to the first floor and door through to:

#### Dining Kitchen

12'9 x 8'8

A range of fitted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, built-in electric oven, work tops over with an inset single drainer stainless steel sink unit and mixer tap, gas hob and filter

hood, matching wall cupboards, fitted shelving, laminate wood flooring, central heating radiator, two pvc double glazed rear windows and patio doors with fitted blinds leading out to the rear garden.

### FIRST FLOOR

#### Landing

#### Bedroom One

12'8 x 9'8 (plus recess)

Pvc double glazed front window, central heating radiator, shelved recess and folding wooden ladder access to the boarded 13'6 x 12'2 roof space with partly restricted head height, Worcester gas fired combination boiler and radiator.

## Bedroom Two

8'9 x 6'7

Pvc double glazed rear window and central heating radiator.

## Bathroom

A white three piece suite including a panelled bath with shower over, pedestal wash hand basin and close coupled wc, chrome finish towel radiator and pvc double glazed rear window.

## OUTSIDE

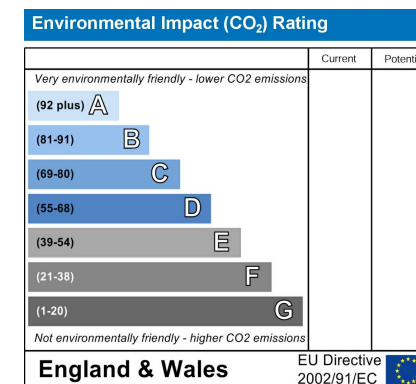
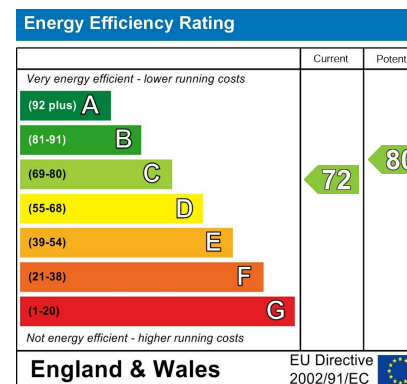
### Gardens

The property has a split-level rear garden, which includes a patio area and steps down to a lawn.

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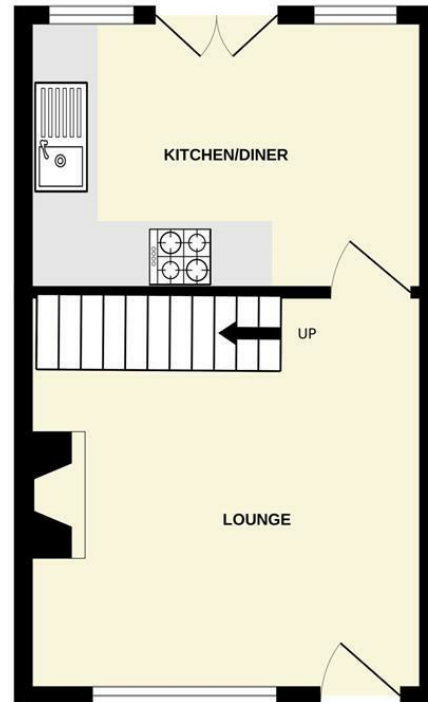
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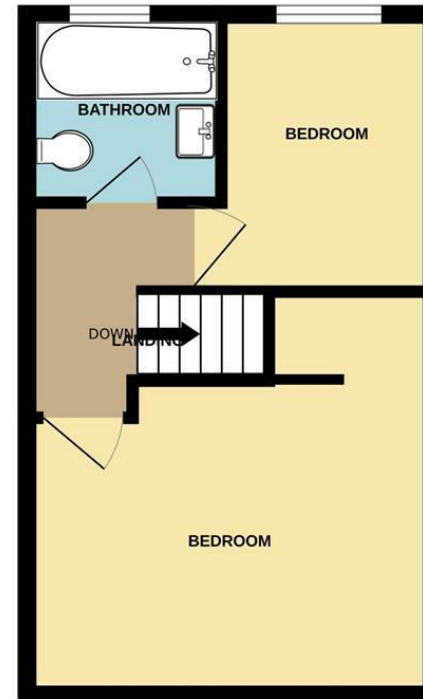




GROUND FLOOR



1ST FLOOR



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