



jordan fishwick

75 PIKES LANE GLOSSOP SK13 8ED
£189,950

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Only a short walk away from the Glossop town centre shops and railway station, a traditional stone built mid terraced house, offered for sale with No Onward Chain and offering scope for some further improvement. The living space has the benefit of pvc double glazing, gas central heating and briefly comprises on the ground floor, an entrance hallway, front lounge, a separate dining room, downstairs wc and kitchen. Upstairs there are two bedrooms and a bathroom with shower. Walled frontage and low maintenance, South Westerly facing, flagged rear garden. Energy Rating D

GROUND FLOOR

Entrance Hallway

Pvc front door, central heating radiator and doors to:

Lounge

13'6 x 9'11

Pvc double glazed front window, central heating radiator, fireplace and cupboard.

Dining Room

10'3 x 9'1

Pvc double glazed rear window, central heating radiator, doors to the kitchen and:

Walk-in Cloaks Cupboard & Downstairs Wc

Storage cupboard, electric meter cupboard and white low level wc and wash hand basin.

Kitchen

7'10 x 7'4

Fitted oak fronted kitchen units including base cupboards and drawers, plumbing for an automatic washing machine, gas cooker point, work tops and single drainer stainless sink unit with mixer tap, wall cupboards, central heating radiator, pvc double glazed rear window and pvc external rear door.

Bathroom

A white panelled bath with triton electric shower over, low level wc, pedestal wash hand basin, central heating radiator and pvc double glazed rear window.

OUTSIDE

Walled Frontage & Rear Garden

The property has a walled frontage and a South Westerly facing, flagged rear garden.

our ref: Cms/cms/1029/25

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.



FIRST FLOOR

Landing

Cupboard housing the gas fired combination boiler, doors leading off to:

Bedroom One

12'11 x 10'7 (max)

Pvc double glazed front window, central heating radiator and built-in wardrobes with louvre doors.

Bedroom Two

8'11 x 6'8

Pvc double glazed rear window, central heating radiator and built-in wardrobe.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, rooms and rooms are approximate only and may be subject to slight variation due to rounding or omission or re-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is not to scale and has not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		