



**jordan fishwick**

111 OLD ROAD TINTWISTLE GLOSSOP SK13 1JZ

£335,000

## 111 OLD ROAD TINTWISTLE GLOSSOP SK13 1JZ

**\*\* SEE OUR VIDEO TOUR \*\*** A stunning country cottage of character, within the Peak District National Park & Conservation Area, immaculately presented throughout with extensive approx 200ft gardens and a detached garage. The property has living space arranged over three floors, including an entrance vestibule, lounge with wood burning stove, a separate dining room, fitted shaker kitchen with Quartz tops and appliances, utility room and ground floor bathroom with separate shower cubicle. Upstairs there are two bedrooms and stairs lead up to the attic room. Energy Rating D

### Directions

From our office on High Street West proceed in a Westerly direction, through the traffic lights, two roundabouts and along Dinting Vale. Continue through the next two sets of traffic lights towards Brookfield and at the roundabout bear right into Woolley Bridge Road. Follow the road to the end and bear left at the roundabout down Waterside, over the bridge and up New Road into Tintwistle. Cross over Manchester Road onto Old Road. Follow the road up the hill and past the popular 'Bulls Head' public house. The property can be found on the left hand side identified by our Jordan Fishwick for sale board.

### GROUND FLOOR

#### Entrance Vestibule

Double glazed composite front door and door through to:

#### Lounge

14'1 x 13'4 (less vest)

Pvc double glazed front sash window, designer central heating radiator, feature stone fireplace with wood burning stove, gas meter cupboard, laminate wood flooring and door through to:

#### Dining Room

13'5 (less stairs) x 10'0 (max)

Laminate wood flooring, central heating radiator, turning open tread spindled stairs leading to the first floor, fitted cupboards and shelving, door to the bathroom and step up to:

#### Kitchen

8'4 x 7'8

A range of fitted shaker style kitchen units including base cupboard and pan drawers, integrated dishwasher, wine rack, Quartz tops over with inset white ceramic one and a half bowl sink with mixer tap, split-level Bosch electric double oven and induction hob, filter hood over and matching wall cupboards with pelmet lighting, central heating radiator and electric underfloor heating, door to:

#### Utility Room

6'11 x 5'5

Plumbing for an automatic washing machine, base cupboard and quartz top, composite stable type external rear door.

#### Bathroom

A modern white four piece suite a panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap,

low level wc and vanity unit, corner shower cubicle, chrome finish towel radiator and electric underfloor heating, mirrored medicine cabinet, double glazed Velux skylight and pvc double glazed rear sash window.

### FIRST FLOOR

#### Landing

Pvc double glazed rear sash window and turning return stairs to the attic room, central heating radiator and Oak latch and ledge doors to

#### Bedroom One

13'10 x 13'7 (max less robes)

Pvc double glazed front sash window, central heating radiator and fitted wardrobes with over bed cupboards, cylinder cupboard.

#### Bedroom Two

9'1 x 8'10 (max meas)

Pvc double glazed rear sash window, central heating radiator, fitted desk, pitched pine wardrobes, cupboards and bench seat.

### SECOND FLOOR

#### Attic Room

12'11 (max) x 9'2

Eaves access to the gas fired central heating boiler and storage, exposed stone wall and double glazed Velux skylight.

### OUTSIDE

#### Detached Garage

17'6 x 10'9 (ave)

Electric remote controlled roll over door, power and light.

#### Gardens

The cottage has a raised front garden patio area with flower beds and the extensive rear garden rises behind the garage with a metal garden shed and patio areas taking full advantage of the surrounding far reaching country views.

Our ref: Cms/cms/0620/25



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. Made with Metropac 12025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	