



# 42 Hague Street, Glossop, Derbyshire, SK13 8NS

Forming part of the Whitfield Conservation Area and within a mile of Glossop town centre and railway station, a stone built semi-detached house, enjoying a wooded backdrop and offered for sale with No Onward Chain. Briefly the living space includes an entrance vestibule, a front lounge with fireplace, a dining kitchen with pine fronted units, two first floor bedrooms and a bathroom with shower. Useful sub-floor storage, a shared rear yard and shared garden store. Energy Rating D

## £198,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **GROUND FLOOR**

#### **Vestibule**

Composite front door and stripped pine door leading through to:

#### **Lounge**

16'6 x 13'11 (less chimney breast & stairs)

Pvc double glazed front window, central heating radiator, electric fire and fireplace, electric and gas meter pine cupboards, turning open tread stairs leading to the first floor and door through to:

#### **Kitchen**

14'0 x 8'11

A range of fitted pine fronted kitchen units including base

cupboards and drawers, work tops over, with an inset white one and a half bowl single drainer sink unit and mixer tap, electric cooker point, filter hood over, wall and larder cupboards, central heating radiator, pvc double glazed rear window and external rear door.

### **FIRST FLOOR**

#### **Landing**

#### **Bedroom One**

14'0 (less chimney breast) x 13'3

Pvc double glazed front window, central heating radiator, built-in wardrobe/storage.

## Bedroom Two

8'10 x 8'10

Pvc double glazed rear window, central heating radiator, built-in cupboard housing the Worcester gas fired combination boiler and with access to the loft space.

## Bathroom

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

## OUTSIDE

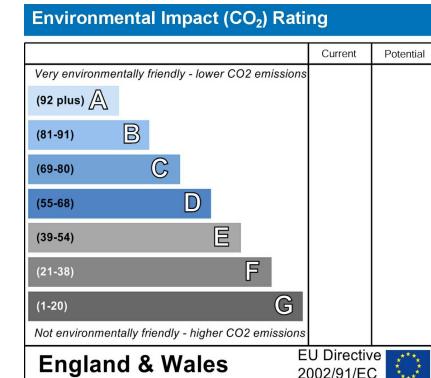
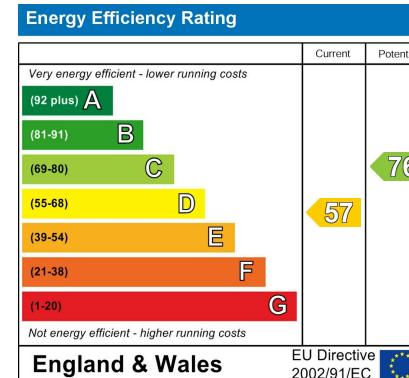
### Shared Rear Yard & Garden Store

Raised area with steps down to a useful sub-floor storage, shared rear yard and shared garden store.

Our ref : Cms/cms/0126/26

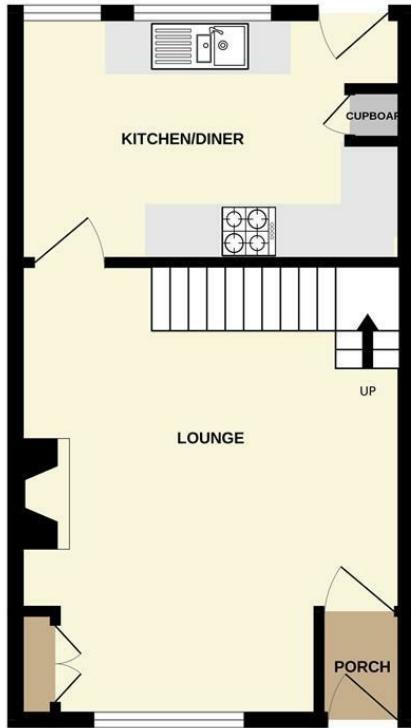
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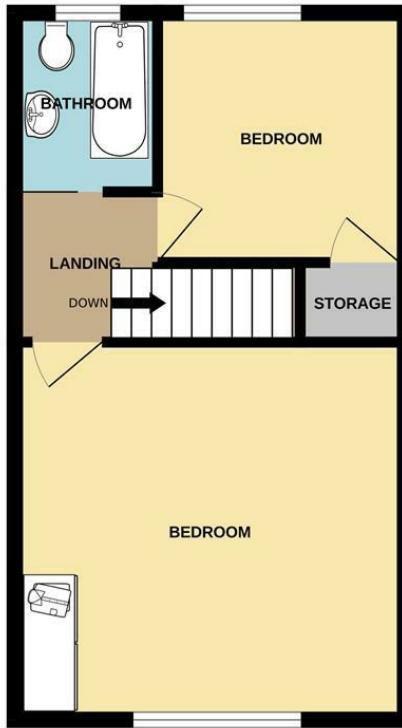




GROUND FLOOR



1ST FLOOR



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

01457 858888

[glossop@jordanfishwick.co.uk](mailto:glossop@jordanfishwick.co.uk)  
[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)

