



# 225 High Street West, Glossop, Derbyshire, SK13 8EX

Completely refurbished in 2022, an ideal first time buyer or buy to let investor property this stone built mid terraced house enjoys a central Glossop location and is guaranteed to impress. Offered for sale with No Onward Chain and of special interest to any first time buyers, the property briefly comprises a front lounge with electric stove and hearth, a contemporary kitchen with oven and hob, two first floor bedrooms and bathroom with shower. Gas central heating, pvc double glazing and enclosed rear garden. Energy Rating

## £175,000

### **Viewing arrangements**

**Viewing strictly by appointment through the agent**

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

### **Directions**

From our office on High Street West proceed in a Westerly direction through the first set of traffic lights and the property can be found after a short distance on the left hand side.

### **GROUND FLOOR**

#### **Lounge**

13'2 (max) x 12'6

Pvc front and pvc double glazed front window, central heating radiator, gas and electric meter cupboards, stone and stone hearth, door through to:

### **Kitchen**

13'2 x 9'0 (less stairs)

A range of refitted contemporary style kitchen units including base cupboards and drawers, built-in electric oven, plumbing for an automatic washing machine, work tops over with an inset single drainer stainless steel sink, ceramic hob and filter hood, wall cupboards, Ideal gas fired combination boiler and radiator, pvc double glazed rear window and external rear door.

### **FIRST FLOOR**

#### **Landing**

Access to the loft space and doors to:

## Bedroom One

13'3 (max) 12'9 (min) x 8'1 plus 7'3 x 4'4

Pvc double glazed front window and central heating radiator.

## Bedroom Two

9'0 x 6'8 (max) 5'8 (min)

Pvc double glazed rear window and central heating radiator.

## Bathroom

A refitted white three piece suite including a panelled bath with mixer tap, shower over and shower screen, wash hand basin and vanity unit, close coupled wc, towel radiator and pvc double glazed rear window.

## OUTSIDE

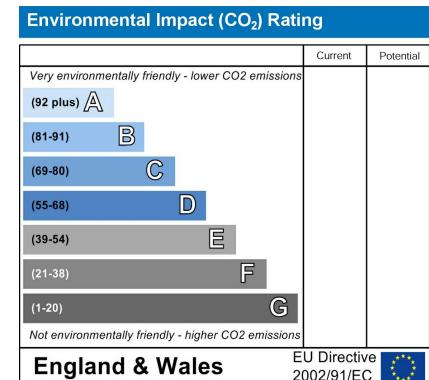
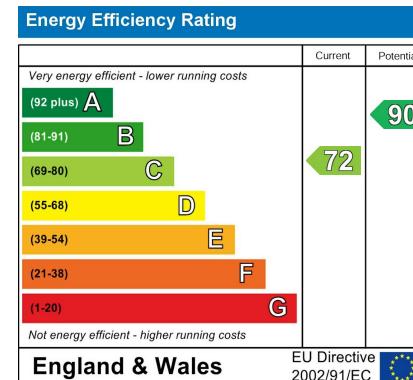
### Gardens

The property has an enclosed flagged rear garden.

Our Ref: Cms/cms/1206/24

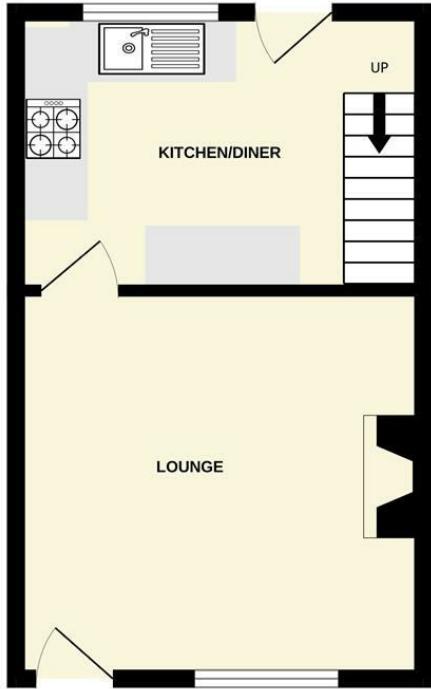
### Agents Notes - HMRC Directive

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.

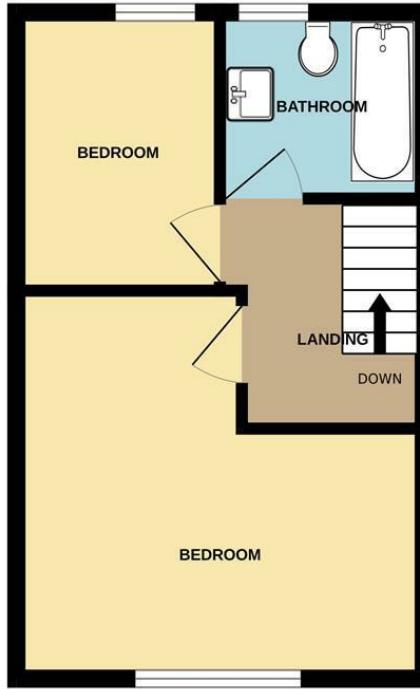




GROUND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 565 sq.ft. (52.5 sq.m.) approx.

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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